

# \$999,900 - 253 Coral Shores Cape Ne, Calgary

MLS® #A2260661

**\$999,900**

6 Bedroom, 4.00 Bathroom, 2,460 sqft

Residential on 0.18 Acres

Coral Springs, Calgary, Alberta

ON THE LAKE, WALKOUT BASEMENT, 4 BEDROOMS UPSTAIRS, a 2-BEDROOM SUITE DOWN (illegal) and STUNNING LAKE VIEWS, what more could you ask for! This spacious two-story WALKOUT offers 2,460 sq ft of above-grade living space plus a fully developed basement suite with direct access to the water. Built in 1999, this home is move-in ready, offering plenty of opportunities to add your own style and value. A fresh coat of paint and a few finishing touches will make this property truly shine.

The main floor features an open-concept layout with high ceilings, a den, a half bath, and a kitchen and living room that OVERLOOK THE LAKE. Upstairs, youâ€™ll find FOUR bedrooms, including a generous primary suite, along with beautifully updated bathrooms.

The walk-out basement includes a separate 2-bedroom, 1-bath suite with its own laundry â€” ideal for extended family or rental potential.

Recent updates include some NEWER WINDOWS on the main and upper floors, GUTTERS, a hot water tank, MODERN BLINDS, granite countertops, and renovated bathrooms. Additional features include CENTRAL AIR CONDITIONING, a double attached garage, and breathtaking views from both the deck and backyard with DIRECT



LAKE ACCESS.

Enjoy every season with spectacular waterfront views right from your deck and easy access to swimming, boating, and year-round recreation in Coral Springs. This is a rare opportunity to own a true lakefront home in NE Calgary!

Built in 1999

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260661    |
| Price          | \$999,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,460       |
| Acres          | 0.18        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 253 Coral Shores Cape Ne |
| Subdivision | Coral Springs            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J 3T8                  |

Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Park, Picnic Area |
| Parking Spaces | 2                                                   |
| Parking        | Double Garage Attached                              |
| # of Garages   | 2                                                   |

|               |                       |
|---------------|-----------------------|
| Is Waterfront | Yes                   |
| Waterfront    | Lake, Lake Privileges |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, Separate Entrance                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                         |
| Cooling           | Central Air                                                                                                                      |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full                                                                                                                             |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony                                                    |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Views, Lake, Waterfront |
| Roof              | Cedar Shake                                                |
| Construction      | Stucco                                                     |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 35                   |
| Zoning         | R-CG                 |
| HOA Fees       | 545                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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