

\$1,150,000 - 202 Coral Reef Manor Ne, Calgary

MLS® #A2255896

\$1,150,000

6 Bedroom, 5.00 Bathroom, 2,718 sqft

Residential on 0.13 Acres

Coral Springs, Calgary, Alberta

Welcome to this beautifully renovated corner-lot home, offering over 9'™ ceilings on both the main floor and the fully finished walkout basement. With a total living space of 3,905.42 sq. ft. (including 2,718.37 sq. ft. above grade), this residence is designed for comfort and functionality.

Renovated in the last 5 years, the home features 4+2 bedrooms and 4.5 bathrooms, including 3 ensuites—perfect for families of all sizes. Inside, you'll find fresh paint, granite countertops, a spacious pantry, main floor laundry, and a private office, plus an additional office/den on the second floor. All appliances are less than 2 years old, including washer and dryer.

The fully finished basement offers 2 bedrooms, a full bath, soundproof ceiling, waterproofed subfloor under carpet, and rough-ins for a legal suite—ideal for extended family or rental income potential.

Additional highlights include: 2 furnaces, 2 water heaters, central A/C (second floor), ceiling fans in upstairs bedrooms, central vacuum, and an entertainment-ready family room complete with a 47"• Samsung TV, Bose 5.1 channel sound system, and Yamaha amplifier (all included).

Outside, enjoy the stucco exterior, optional RV pad (with City approval), and a heated garage



with mezzanine storage and shelving.

This versatile, modernized home truly checks every box for today's lifestyle.

Built in 2002

Essential Information

MLS® #	A2255896
Price	\$1,150,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,718
Acres	0.13
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	202 Coral Reef Manor Ne
Subdivision	Coral Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Y7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate
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	Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Garden, Playground, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	4
Zoning	RC-G
HOA Fees	341
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
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