769 Coral Springs Boulevard NE

Calgary | Active | MLS® A2340722

$599,889









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1998**	**1,662.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to this beautiful home in the sought-after community of Coral Springs!
As you enter, you'll immediately appreciate the bright, open-concept layout, New paint throughout the house with abundance of natural light. Large windows throughout the home allow the sunshine to radiate through the main living spaces, creating a warm and inviting atmosphere.
The main floor features a spacious living room, family room, dining area, kitchen with newly upgraded Granite countertops and cabinets, convenient laundry room. Upstairs, you'll find generously sized bedrooms with wide corridors and plenty of space. The large primary bedroom offers a 4-piece ensuite, while two additional well-sized bedrooms share another 4-piece bathroom.
The fully finished basement includes an(illegal suite) with a separate entrance, offering additional living space and excellent potential for extended family.
A double attached garage provides ample parking and storage. The quiet, north-facing backyard offers a peaceful retreat where you can enjoy your morning cup of tea while looking out toward the mature, treed surroundings.
Located just steps from a playground and public transportation, this home combines comfort, functionality, and convenience in a fantastic community.
This could be the home you've been waiting for! Call today to schedule your private viewing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340722
Bedrooms	5
Bathrooms	4
Year Built	1998
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey

Total Living Area:	1,662.39 sq. ft.
Main Level Finished Area:	866.93 sq. ft.
Upper Level Finished Area:	795.46 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	4,058 sq. ft.
Lot Frontage:	36'1"
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1998 (Age: 28)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9612094
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Ceramic Tile, Laminate
Cooling:	Other
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
HOA Fee:	$398.00
City Quadrant:	Northeast
Community:	Coral Springs
Amenities:	None
Appliances:	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Living Room · 12' × 11'11" ·
Main Floor	Kitchen · 12' × 8'7" ·
Main Floor	Dining Room · 10'9" × 9'7" ·
Main Floor	Family Room · 12'2" × 11'1" ·
Main Floor	Laundry · 5'11" × 5'10" ·
2nd Floor	Bedroom - Primary · 16'8" × 12'11" ·
2nd Floor	Bedroom · 11'1" × 9'11" ·
2nd Floor	Bedroom · 11'3" × 9'11" ·
Basement	Bedroom · 11'11" × 8'5" ·

Basement	Living/Dining Room Combination · 14'8" × 11'3" ·
Basement	Furnace/Utility Room · 11'7" × 8'8" ·
Basement	Bedroom · 9'8" × 7'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Lake, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Front Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/769-coral-springs-boulevard-ne-calgary-a2340722/

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