

# \$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

Come tour this beautiful home. 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 | Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, |
|-------------------|----------------------------------------------------------------------|

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
|                 | Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Bar |
| 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        | Finished, Full, Exterior Entry, 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 | 37                   |
| Zoning         | RC-G                 |
| HOA Fees       | 341                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.