

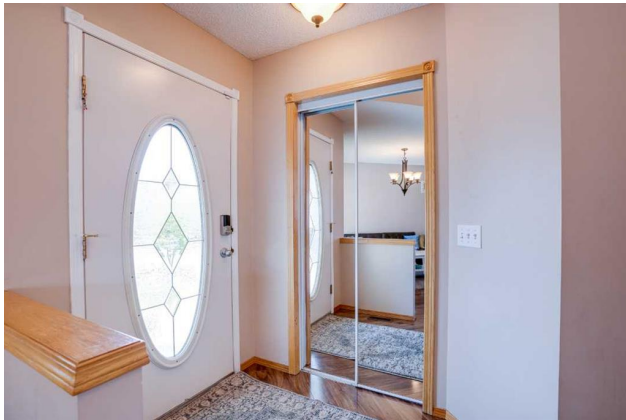


THE
A-TEAM

**RE/MAX
FIRST**

205 CORAL SPRINGS Close, Calgary T3J 3S6

MLS®#: **A2167126** Area: **Coral Springs** Listing Date: **09/19/24** List Price: **\$690,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **4,241 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,508**
 Low Sqft:
 Ttl Sqft: **1,508**

DOM
0
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Garden**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Bookcases**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`6" x 10`11"	Bedroom	Second	11`3" x 9`1"
Bedroom	Second	10`1" x 9`0"	Kitchen	Main	14`8" x 14`6"
Living Room	Main	15`0" x 12`5"	Family Room	Main	11`2" x 10`10"
Bedroom	Basement	11`10" x 11`7"	Bedroom	Basement	9`0" x 9`0"
Living/Dining Room Combination	Basement	15`8" x 12`1"	Kitchen	Basement	6`7" x 9`7"
4pc Ensuite bath	Second	0`0" x 0`0"	3pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

9710239

Remarks

Pub Rmks: **VERY NEAT AND CLEAN HOUSE WITH LIVING ROOM AND FAMILY ROOM ON THE MAIN LEVEL.KITCHEN WITH NOOK AREA.3 GOOD SIZE BEDROOMS ON THE UPPER LEVEL.MASTER BEDROOM WITH FULL BATH EN. SUITE. FULLY FINISHED BASEMENT WITH 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRANCE AND SEPARATE LAUNDRY. HUGE DECK ON THE BACK. DOUBLE FRONT ATTACHED GARAGE..CLOSE TO ALL THE AMENITIES LIKE SCHOOLS,SHOPPING AND BUS. VERY MUCH IN DEMAND IN NE LAKE COMMUNITY. IT IS A VERY GOOD INVESTMENT PROPERTY. CURRENT RENT IS \$ 2500 ON THE MAIN +\$ 1400 FOR THE BASEMENT..IF YOU WANT TAKE OVER TENANTS ,POSSESSION CAN BE ANY TIME.VERY EASY TO SHOW. VERY NICE PEOPLE LIVING UP AND DOWN. A MUST TO SEE.**

Inclusions:
Property Listed By: **CENTRAL A/C
Royal LePage METRO**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



