

\$245,000 - 224 Storybook Terrace Nw, Calgary

MLS® #A2089209

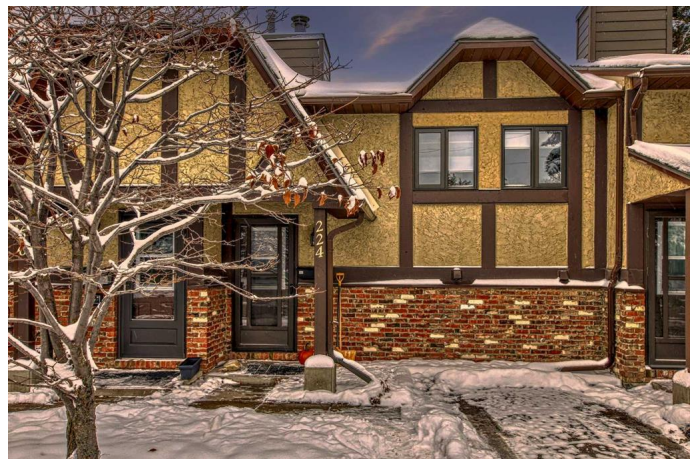
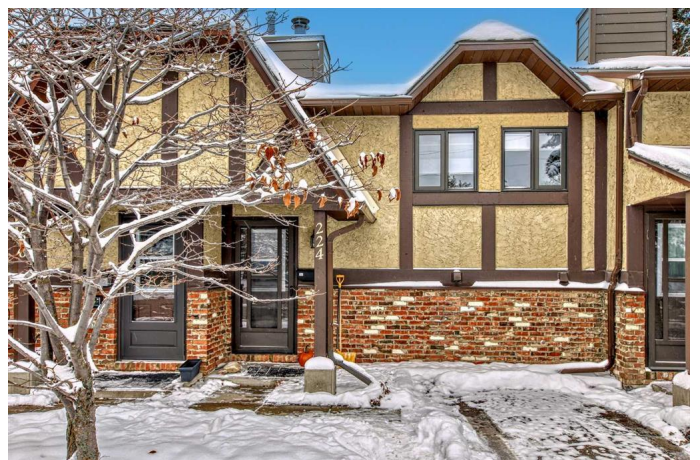
\$245,000

2 Bedroom, 1.00 Bathroom, 446 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

WELCOME HOME! Imagine yourself: relaxing with a glass of wine, next to your crackling wood-burning fireplace, taking in the sights of the Rocky Mountains, and seeing Canada Olympic Park lit up at night, right from your sofa in your new living room! It honestly doesn't get any better than this! We proudly welcome you to Storybook Gardens, an amazing 18+ townhouse complex, where it's time to start a new chapter and make Storybook Gardens your new home! This lovely 2 bedroom, 1 bath home is move-in ready! Upon arriving, you will thoroughly enjoy the tranquility that this complex offers " with towering fir trees & endless amounts of green space. Upon entering through your private entrance, you will immediately fall in love with this bi-level home. Upstairs you are greeted with TONS of natural sunlight, that shines through your massive southwest-facing picture window in the living/dining area, glass sliding doors, as well as the other two windows that are on this level, including one right over the kitchen sink! All windows & the sliding patio doors have been upgraded, helping keep your heating bills to a minimum! Speaking of staying warm, you will LOVE your beautiful wood-burning fireplace in the living room, which enhances the cozy appeal of this home even more! Your large southwest-facing deck will be your favourite place to hang out on a warm summer day, taking in all the sunshine! On the lower level, this home features two large bedrooms. Both bedrooms will be able to



accommodate plenty of furniture and are perfectly situated with the full bathroom close by + laundry on this same level. The laundry room & under-stairs storage offer plenty of space! This home has just had brand new flooring installed throughout much of the home – including luxury vinyl plank flooring & plush new carpets installed on the stairs & the 2 bedrooms; as well as new baseboards that make this home pop! To complement the new flooring, you will also enjoy the lovely and natural new paint colour throughout the home. You won’t have to worry about an expensive furnace anytime soon, as the current owners just recently replaced it (2023). This complex is well maintained, has kept condo fees at an affordable level (and even includes your water, wastewater, & garbage/recycling/compost), and is situated close to many amenities. The home is within walking distance to Ranchero Park, Ranchlands Community Park, and Crowfoot Crossing and includes everything you could ever want – shopping, including grocery stores, coffee shops, pet stores, hardware stores, Crowfoot Cinema, an endless number of restaurants and so much more. Also situated within minutes of your new home is the Crowfoot LRT as well as access to major Bus routes, various off-leash dog parks, schools of all levels, and minutes from Nose Hill Park! This home is not going to last long, so be sure to book your private viewing today!

Built in 1980

Essential Information

MLS® #	A2089209
Price	\$245,000
Sold Price	\$252,500
Bedrooms	2
Bathrooms	1.00

Full Baths	1
Square Footage	446
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	224 Storybook Terrace Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y6

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 25th, 2023
Date Sold November 9th, 2023
Days on Market 15
Zoning M-C1 d38
HOA Fees 0.00

Listing Details

Listing Office CENTURY 21 BAMBER REALTY LTD.

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