

\$275,000 - 113 Storybook Terrace Nw, Calgary

MLS® #A2137528

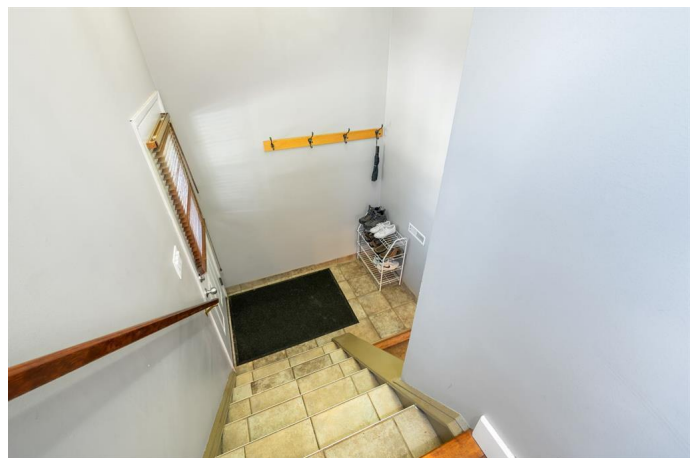
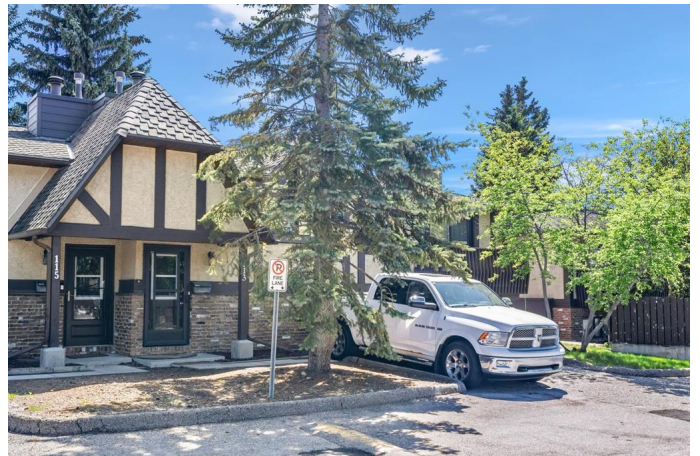
\$275,000

2 Bedroom, 1.00 Bathroom, 479 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

Welcome to an exclusive 18+ adult living community nestled in the charming Storybook Village. This bilevel townhome offers the perfect blend of comfort and sophistication designed for modern living. This property boasts numerous upgrades, including a newer furnace, hot water tank, windows, patio door, and deck. Boasting 958 sqft of living space, this residence provides ample room for relaxation and entertainment. Imagine waking up to the serene beauty of a south-facing green space right in your backyard. Whether you're enjoying your morning coffee on the deck or hosting a summer barbecue with your natural gas hookup, the lush greenery provides a stunning backdrop for all your outdoor activities. As you ascend to the main floor, you'll be greeted by an open concept layout that exudes warmth and style. The spacious kitchen is a culinary delight, featuring a breakfast bar and a large pantry that offers ample storage for all your cooking essentials. The adjoining family room, complete with a cozy fireplace and brazilian tigerwood hardwood floors, makes it perfect for relaxing evenings and entertaining guests. The lower level is thoughtfully designed to maximize space and comfort featuring two well-appointed bedrooms and a full bathroom that features a jetted tub! The laundry room and additional storage space in the furnace room ensure you have everything you need within reach. This home includes an assigned parking stall located immediately west of the



front door, offering convenience and ease for your daily commutes. Extra parking is also available upon request! Located just minutes away from all essential amenities, this home ensures you have everything you need within easy reach. Shopping, dining, and recreational facilities are all conveniently close, making your day-to-day life effortless and enjoyable. With its prime location, this property will not last.

Built in 1980

Essential Information

MLS® #	A2137528
Price	\$275,000
Sold Price	\$300,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	479
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	113 Storybook Terrace Nw
Subdivision	Ranchlands
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1Y5

Amenities

Amenities	Other, Snow Removal, Trash, Visitor Parking
Parking Spaces	1

Parking	Assigned, Stall
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Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Master Downstairs, Recessed Lighting, Track Lighting, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 18th, 2024
Days on Market	10
Zoning	M-C1 d38
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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