



GRASSROOTS
REALTY GROUP

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208 Storybook Terrace NW
Calgary, Alberta

MLS # A2242397



\$285,000

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	474 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Street Lighting		

Heating:	Exhaust Fan, Mid Efficiency, Fireplace(s), Forced Air, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage, Wood Counters		
Inclusions:	N/A		

Open House Sunday July 27 11am-1pm Tucked into a quiet corner of Ranchlands, this well-maintained bi-level townhome offers the perfect balance of function and comfort in a location that's hard to beat. Enjoy easy access to nearby parks, public transit, schools, and the countless shops, restaurants, and services in the Crowfoot area—all just minutes from your doorstep. The upper level welcomes you with a bright, open living space featuring a wood-burning fireplace, large windows, and direct access to your own private balcony—ideal for morning coffee or evening wind-downs. The kitchen has been updated with modern stainless steel appliances, including a full-range stove, and connects easily to the dining area, making everyday living and entertaining seamless. Downstairs, you'll find two well-proportioned bedrooms with above-grade windows that let in plenty of natural light, along with in-unit laundry and extra storage space. An assigned parking stall is located right outside for added convenience, with visitor parking available nearby. Ideal for first-time buyers, downsizers, or investors, this budget-friendly home delivers great value within a mature, well-kept community. Ranchlands boasts leafy streets, scenic trails, and a welcoming neighborhood atmosphere—while offering easy access to Nose Hill Park, Crowchild Trail, and the University of Calgary.