



GRASSROOTS
REALTY GROUP

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103 Storybook Terrace NW
Calgary, Alberta

MLS # A2253849



\$259,900

Division:	Ranchlands		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	489 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Vinyl Windows		

Inclusions: N/A

This fantastic townhome is ideally located in the heart of Ranchlands—just steps from transit, parks and the amenity-rich Crowfoot area, known for its restaurants, retail, and services. Offering two bedrooms and one full bathroom, this well-designed home features an updated kitchen, cozy fireplace, spacious balcony, and convenient parking right outside your front door. The bedrooms are located on the lower level with large above-grade windows, alongside a full 4-piece bathroom and laundry. With affordable condo fees and a price point comparable to many Calgary apartments, this is your chance to enjoy adult living and the lifestyle of a townhome—without compromise. Ranchlands is a mature, family-friendly community with scenic walking paths, nearby off-leash parks, and quick access to Nose Hill Park. Residents enjoy a strong community spirit, diverse housing options, and a peaceful yet connected NW Calgary lifestyle.