



**65 Storybook Gardens NW
Calgary, Alberta**

MLS # A2289291



\$263,800

Division:	Ranchlands		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	444 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landsc		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Primary Downstairs, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	NA		

Welcome to Hansel & Gretel's..... Storybook Village, where your next chapter begins. Tucked into a quiet corner of the world this charming home offers over 900-ish sq. ft. of character. This very renovated and well-loved home features a main level that is open and sun-drenched with lots of windows. The kitchen is super bright with newer sparkling cabinetry, and stainless steel appliances! As you walk through you can feel the warmth of good times and hear whispers of laughter in this happy home. Whether you are relaxing by the wood burning fireplace** or enjoying your 17-foot balcony, this is a warm and inviting home. The lower level is discreetly separate from the living area and is a perfect retreat boasting a fully renovated bathroom and two spacious bedrooms. With recent window and door upgrades. This maintenance free home is in turn-key, move-in condition. It is the perfect starter home or "easy to own" retirement fun place without the worry or burden of outdoor chores. It is so convenient! Ideally located across the street from Crowfoot Centre and near Nose Hill Park, this **budget-friendly** unit offers super easy access to shopping and transit. It's a secure and professionally managed community where neighbours are friendly and there's freedom to enjoy life! This is simply a wonderful, place to call home.

Note: parking is right out side the front door for easy grocery transfer and secure access.