



**57 Storybook Gardens NW
Calgary, Alberta**

MLS # A2300246



\$235,000

Division:	Ranchlands		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	479 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Outside, Parking Pad, Paved, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Primary Downstairs		

Inclusions: None

Your next chapter starts here in Storybook Village. Welcome home to this well-maintained bi-level residence, perfectly tucked into a quiet and convenient location. Thoughtfully designed for everyday comfort, the home offers two bedrooms and a full bathroom on the lower level, creating an ideal separation from the main living space. You’ll also find convenient in-suite laundry downstairs, adding to the home’s overall practicality. Upstairs, the layout opens into a bright and inviting living room and dining area with plenty of space to relax or entertain. The efficiently designed kitchen includes a pantry for extra storage, and the entire main floor flows seamlessly for easy living. Just off the living room, your private west-facing balcony offers the perfect spot to unwind and take in Calgary’s breathtaking sunsets. Back inside, a wood-burning fireplace anchors the living room, creating a warm and cozy focal point for cooler evenings. Additional features include hardwood flooring, newer carpet, and parking conveniently located right outside your front door. With no neighbours behind, you’ll also enjoy an added sense of privacy. Set in a well-managed, pet-friendly 18+ complex, this home truly stands out—especially with the rare bonus of allowing up to 3 pets with no weight restrictions. The location is hard to beat. You’re just steps from Crowfoot, where you’ll find grocery stores, restaurants, a movie theatre, shopping, and everyday essentials. You’re also within walking distance to the LRT, and just minutes from Crowchild Trail, Stoney Trail, Nose Hill Drive, and John Laurie Boulevard, making it effortless to get anywhere in the city. This is an ideal opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance lifestyle in a highly connected Calgary community.