

# \$285,000 - 208 Storybook Terrace Nw, Calgary

MLS® #A2242397

**\$285,000**

2 Bedroom, 1.00 Bathroom, 474 sqft

Residential on 0.00 Acres

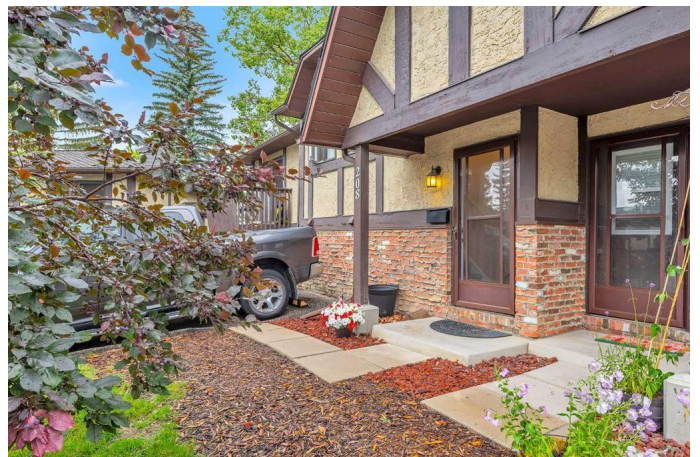
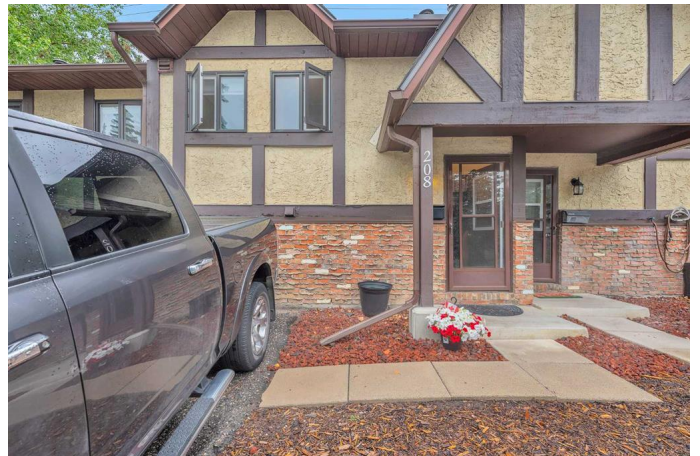
Ranchlands, Calgary, Alberta

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.

Built in 1980

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242397      |
| Price          | \$285,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 474           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 208 Storybook Terrace Nw |
| Subdivision | Ranchlands               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G1Y6                   |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Amenities      | Park, Parking, Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                        |
| Parking        | Parking Pad                                              |

### Interior

|                   |                                                                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage, Wood Counters                                                                          |
| Appliances        | Gas Water Heater, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator |

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Heating         | Fireplace(s), Forced Air, Exhaust Fan, Hot Water, Mid Efficiency |
| Cooling         | None                                                             |
| Fireplace       | Yes                                                              |
| # of Fireplaces | 1                                                                |
| Fireplaces      | Wood Burning                                                     |
| Has Basement    | Yes                                                              |
| Basement        | Finished, Full, Crawl Space                                      |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Balcony, Other                                                       |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding                               |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 10              |
| Zoning         | M-C1 d38        |
| HOA Fees Freq. | MON             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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