

103 Storybook Terrace NW  
Calgary, Alberta

MLS # A2237184



**\$279,900**

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

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

**Inclusions:** N/A

This fantastic townhome is ideally located in the heart of Ranchlands—just steps from schools, transit, 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 the space and 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.