

# \$269,900 - 103 Storybook Terrace Nw, Calgary

MLS® #A2253849

**\$269,900**

2 Bedroom, 1.00 Bathroom, 489 sqft

Residential on 0.00 Acres

Ranchlands, Calgary, Alberta

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.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253849  |
| Price          | \$269,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 489       |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 1980          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 103 Storybook Terrace Nw |
| Subdivision | Ranchlands               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2G 1Y5                  |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### **Interior**

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Storage, Vinyl Windows                                                       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer<br>Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Fireplace         | Yes                                                                                             |
| # of Fireplaces   | 1                                                                                               |
| Fireplaces        | Wood Burning                                                                                    |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 3                   |
| Zoning         | M-C1 d38            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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