

# \$264,900 - 115 Storybook Terrace Nw, Calgary

MLS® #A2248595

**\$264,900**

2 Bedroom, 1.00 Bathroom, 475 sqft

Residential on 0.00 Acres

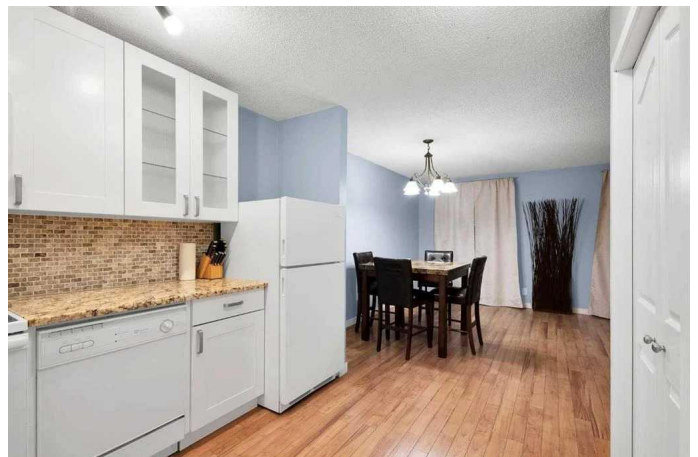
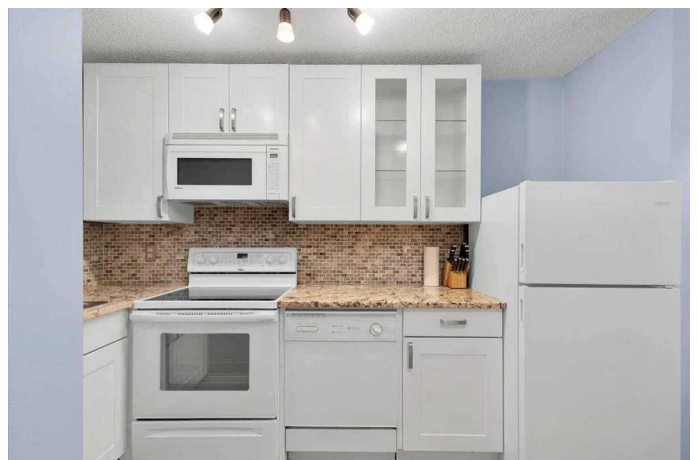
Ranchlands, Calgary, Alberta

Welcome to your new home in the charming community of Storybook Village, tucked away in the heart of Ranchlands! This beautifully renovated townhouse offers a perfect blend of classic character and modern upgrades, featuring 2 bedrooms, 1 bathroom, and a host of thoughtful improvements throughout.

As you enter, youâ€™re greeted by warm laminate flooring that flows effortlessly through the open-concept living and dining areas, creating a bright and inviting atmosphere. In the bedrooms, soft plush carpeting offers a cozy and relaxing space to unwind at the end of the day.

The kitchen is a true highlight, showcasing granite countertops, sleek new white cabinetry, and a tasteful backsplash that adds both style and function. Whether you're preparing a quick breakfast or hosting dinner, this kitchen is sure to impress.

Convenience is key, with your dedicated parking stall located just steps from the front door, perfect for quick grocery trips or welcoming visitors. Recent window and door upgrades enhance both energy efficiency and security, while a roof replacement done approximately 10 years ago adds lasting peace of mind. Storybook Village offers exceptional access to transit, shopping, and schools, making daily errands and commutes a breeze. Whether youâ€™re heading to work



or enjoying a day out with family, everything you need is close at hand. Donâ€™t miss your chance to call this lovely townhouse home, book your showing today!

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248595      |
| Price          | \$264,900     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 475           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 115 Storybook Terrace Nw |
| Subdivision | Ranchlands               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3G 1Y5                  |

**Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Driveway, Off Street     |

**Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Storage                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |

|                 |                                  |
|-----------------|----------------------------------|
| Cooling         | None                             |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Living Room, Stone, Wood Burning |
| Has Basement    | Yes                              |
| Basement        | Finished, Full                   |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony                                |
| Lot Description   | Few Trees, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stucco, Wood Frame              |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 54                |
| Zoning         | M-C1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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