



THE
A-TEAM

**RE/MAX
FIRST**

137 STORYBOOK Terrace, Calgary T3G 1Y5

MLS® #: **A2168508**

Area: **Ranchlands**

Listing Date: **09/29/24**

List Price: **\$279,900**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 12-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **472**
Low Sqft:
Ttl Sqft: **472**

DOM

115
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Cul-De-Sac, Landscaped, Treed**
Park Feat: **Assigned, Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick, Stucco, Wood Frame**
Flooring: **Ceramic Tile, Laminat**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 8`7"
Living Room	Main	14`0" x 11`4"
Bedroom	Lower	9`3" x 9`0"

Room	Level	Dimensions
Dining Room	Main	15`6" x 7`0"
Bedroom - Primary	Lower	13`8" x 8`8"
4pc Bathroom	Lower	7`5" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$408**

Title: **Fee Simple**

Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **8011509**

Remarks

Pub Rmks: **BEAUTIFULLY KEPT & CLEAN 2 BEDROOM CONDO!! OVER 900SQ FT OF LIVING SPACE!! NO OUTDOOR MAINTENANCE!! This CHARMING ADULT 18+ complex features bi-level living at its finest with every amenity you could possibly need at popular Crowfoot Center nearby. Whether you are looking to purchase your first home or seeking an amazing investment, this property has it all!!! The upper level features a functional kitchen with stainless steel appliances and a SPACIOUS living/dining room complete with wood-burning fireplace. Neutral paint and laminate flooring add to the MODERN ATMOSPHERE in this very well-kept home. Relax in the mornings or evenings on your 17 FOOT BALCONY with PRIVATE GREEN SPACE views! Two big BRIGHT bedrooms are found on the lower level to keep you cool in the summer months and MAXIMIZE the living space found upstairs. The 4 piece bathroom with glass sink and SLATE ACCENTS has been WONDERFULLY RENOVATED as well! Assigned stall parking is found RIGHT OUT YOUR FRONT DOOR! Conveniently located off Nose Hill Drive and John Laurie Blvd with quick, easy access to mass transit, parks and shopping. Your new story starts here!!! IMMEDIATE POSSESSION AVAILABLE!!! A very well run condominium complex!**

Inclusions:
Property Listed By: **n/a**
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





