220 STORYBOOK Terrace, Calgary T2G5T7

MLS®#:	**A2179623**	Area:	**Ranchlands**	Listing Date:	**11/18/24**	List Price: **$284,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association: **Fort McMurray**

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

Lot Information
Lot Sz Ar:
Lot Shape:

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

Finished Floor Area
Abv Sqft: **475**
Low Sqft:
Ttl Sqft: **475**

DOM
15

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

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

Utilities and Features

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

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

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	**Main**	**11`0" x 7`6"**	**Dining Room**	**Main**	**7`6" x 7`0"**
Living Room	**Main**	**18`4" x 10`0"**	**Bedroom - Primary**	**Basement**	**12`8" x 10`0"**
Bedroom	**Basement**	**9`6" x 6`6"**	**4pc Bathroom**	**Basement**	

Legal/Tax/Financial

Condo Fee: **$408**	Title: **Fee Simple** Fee Freq: **Monthly**	Zoning: **M-C1**

Legal Desc: **8011509**

Remarks

Pub Rmks: **Cozy 2-bedroom end unit with finished basement and 900+ sqft of living area. Living room has a wood-burning fireplace, laminate hardwood flooring and is bright from the attached large balcony. Master bedroom has a walk-in closet with lots of shelving. There is a large storage area underneath the staircase. This unit has a new deck and windows. Walking distance to Crowfoot Center, bus stop, park, and Ranchland strip mall. Adult (18+) only complex. Good starter home or as a rental unit.**

Inclusions: **None**

Property Listed By: **First Place Realty**

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