



THE
A-TEAM

**RE/MAX
FIRST**

51 STORYBOOK Gardens, Calgary T3G 1Y7

MLS®#: **A2195496** Area: **Ranchlands** Listing Date: **02/26/25** List Price: **\$289,900**
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:

Finished Floor Area
Abv Sqft: **474**
Low Sqft:
Ttl Sqft: **474**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Lawn,Treed,Views**
Park Feat: **Assigned,Paved,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Laminate Counters,No Smoking Home,Pantry,Primary Downstairs,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	59`7" x 33`1"
Dining Room	Main	32`0" x 24`4"
Bedroom	Basement	32`3" x 22`8"
Furnace/Utility Room	Basement	29`9" x 16`5"

Room	Level	Dimensions
Kitchen	Main	27`8" x 26`3"
Bedroom - Primary	Basement	41`0" x 32`0"
4pc Bathroom	Basement	23`9" x 17`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$440

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 8011509

Remarks

Pub Rmks: **Welcome to 51 Storybook Gardens, a charming 2-bedroom, end-unit townhouse nestled in the 18+ community of Storybook Village in Ranchlands. The thoughtfully designed main level offers a naturally bright kitchen with white cabinets and stainless-steel appliances, including a brand-new range & hood fan, as well as a newer fridge and dishwasher (2021). Adjacent to the kitchen is a cozy and functional dining area with a view. Next, you'll find a large walk-in pantry offering plenty of storage space. Completing the main level is an inviting living room featuring a wood-burning fireplace and access to the raised deck through sliding glass doors. The lower level offers a bright and spacious primary bedroom with walk-in closet, a second bedroom, 4-piece bath, storage room, and utility room with newer laundry pair (2021). Outside, you'll find ample green-space, conveniently located assigned parking just steps away, and plenty of visitor parking. Located just minutes from Crowfoot Crossing featuring an abundance of shopping & dining, Library, YMCA, transit/LRT, scenic walk/bike paths, parks, and more; a perfect blend of comfort and convenience. A wonderfully situated unit offering over 900 sq ft of living space in a pet friendly complex. View the 3D tour to appreciate the exceptional value this home has to offer.**

Inclusions: **Kitchen table and seating negotiable**
Property Listed By: **Real Estate Professionals Inc.**

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



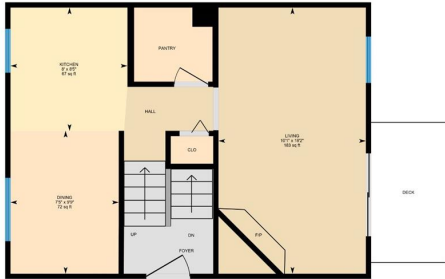






51 Storybook Gardens NW, Calgary, AB

Main Floor Exterior Area 474.51 sq ft
Interior Area 452.17 sq ft



PREPARED: 2020/02/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

51 Storybook Gardens NW, Calgary, AB

Basement (Below Grade) Exterior Area 447.71 sq ft
Interior Area 413.03 sq ft



PREPARED: 2020/02/23



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