

# \$749,900 - 48 Chancellor Way Nw, Calgary

MLS® #A2252712

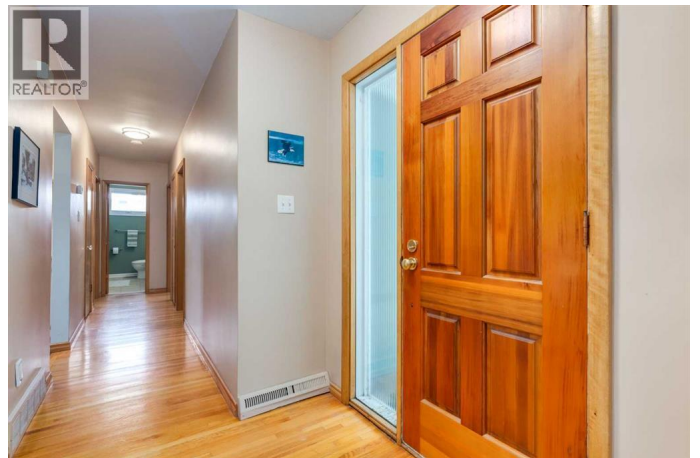
**\$749,900**

5 Bedroom, 2.00 Bathroom, 1,169 sqft

Single Family on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Welcome to this beautifully maintained bungalow in the desirable community of Cambrian Heights. Offering a total of five bedrooms and two full bathrooms, this home is perfect for families or those needing extra space. The bright main floor features a large living room with a cozy gas fireplace, a functional kitchen with Corian counters and newer appliances, and generous dining and living areas for everyday living and entertaining. Notable upgrades include most windows replaced, a newer furnace (5 years), hot water tank (February 2025), central air conditioning, and a water softener system. The sewer line was replaced eight years ago, and the backyard has a concrete pad and is wired, ready for a hot tub. Additional touches such as Gemstone exterior lights add to the curb appeal. Outside, you'll love the spacious yard and the convenience of both a single attached garage and a double detached garage, a rundlestone patio, and gas BBQ line! Beyond the home itself, Cambrian Heights is a welcoming and established community. You'll appreciate the proximity to excellent schools, churches, a nearby pharmacy, and even a medical clinic with a new doctor currently accepting patients. Outdoor enthusiasts and pet owners will enjoy easy access to dog parks and green spaces, while commuters and students benefit from excellent transit connections to SAIT and the University of Calgary. Within walking distance to the Calgary Winter Club, this property truly



combines comfort, function, and a fantastic location. Donâ€™t miss out on this wonderful opportunity! (id:6289)

Built in 1957

**Essential Information**

Listing #	A2252712
Price	\$749,900
Bedrooms	5
Bathrooms	2.00
Square Footage	1,169
Acres	0.14
Year Built	1957
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	48 Chancellor Way Nw
Subdivision	Cambrian Heights
City	Calgary
Province	Alberta
Postal Code	T2K1Y1

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Smoking Home
Parking Spaces	4
Parking	Attached Garage, Detached Garage
# of Garages	3

**Interior**

Appliances	Refrigerator, Dishwasher, Hood Fan, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes

## Exterior

Exterior	Stucco, Wood siding
Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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