

# \$785,000 - 68 Chancellor Way Nw, Calgary

MLS® #A2215544

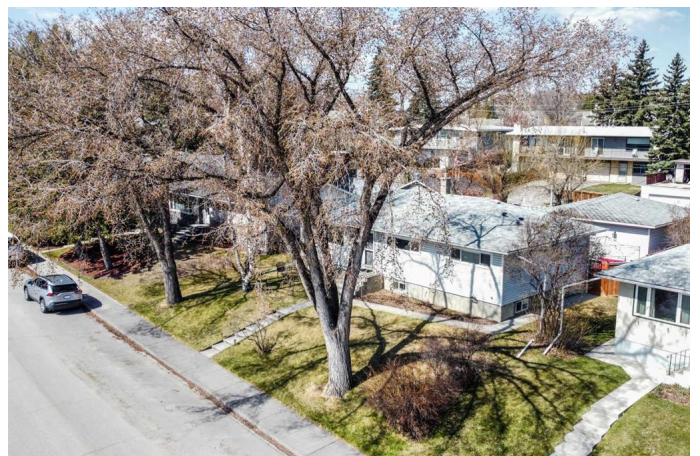
**\$785,000**

5 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Discover 68 Chancellor Way NW; a large, fully developed bungalow offering the perfect blend of mid-century charm and modern updates. Here are 5 things we love about this home (and we're sure you will too): 1. ROOM TO LIVE + GROW: Offering 1257 SqFt with a fully developed basement, 5 bedrooms, 3 bathrooms and an oversize, heated garage...this is a full-size home! The oversize front living room is where it all comes together with a large picture window overlooking the street, recessed electric fireplace with rock surround and plenty of room for friends and family with an adjacent dining room. The updated kitchen is beautifully appointed with refinished cabinetry, stainless steel Kitchen Aid appliance package and an abundance of storage with custom-built credenza. Down the hall, find three well-proportioned bedrooms, the primary equipped with an amazing ensuite and walk-in closet while the main bath has been nicely updated. The fully developed basement offers a massive rec room, two additional good-sized bedrooms, 3-piece bathroom, cold storage room and wet bar. 2. OUTDOOR LIVING: As lot sizes continue to shrink across the city Chancellor is a breath of fresh air! A large concrete patio opens onto a beautiful, private backyard offering plenty of room to kick a ball or play with the dog. 3. A MATURE AND CONVENIENT NEIGHBOURHOOD: Cambrian Heights is one of Inner-City Calgary's most charming and convenient communities. Residents enjoy



wide, tree lined streets, full size lots and large backyards. You are walking distance to both Nose Hill and Confederation Park with easy access to transit. You are also walking distance to all three schools: Cambrian Heights School (K-6), Colonel Irvine School (5-9 Mandarin Program, 7-9 Bilingual Regular Program) and James Fowler (10-12). Commuting Downtown or to the Mountains is a breeze with easy access to John Laurie Boulevard and 14th 4. THAT PRIMARY RETREAT: We get it, in the 1960s luxurious bathrooms and walk-in closets weren't a huge priority but if you're looking for some modern conveniences in a mid-century neighbourhood then you're in luck! This primary suite has been completely transformed to include an amazing 4-piece ensuite complete with fully tiled shower, dual sinks and large walk-in closet. 5. CHARMINGLY MODERN: From gorgeous hardwood flooring and hand scraped plaster ceilings to the updated kitchen, basement wet bar and large backyard this home offers the best of both worlds.

Built in 1957

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215544    |
| Price          | \$785,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,257       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 68 Chancellor Way Nw |
| Subdivision | Cambrian Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 1Y2              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Electric                                                                  |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 6                |
| Zoning         | R-CG             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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