



**GRASSROOTS**  
REALTY GROUP

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**68 Chancellor Way NW**  
**Calgary, Alberta**

**MLS # A2215544**



**\$785,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,257 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Double Vanity, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Garage Heater, TV Mount in Living Room

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 1960's 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.