



GRASSROOTS
REALTY GROUP

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48 Chancellor Way NW
Calgary, Alberta

MLS # A2252712



\$749,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,169 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Flag Lot, Front Yard, Garden, Landscaped, Lawn, Priv		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-RG
Utilities:	-

Inclusions: N/A

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! Located within walking distance to the Calgary Winter Club, this property combines comfort, function, and a fantastic location. Don't miss out on this wonderful opportunity!