



**83 Chancellor Way NW
Calgary, Alberta**

MLS # A2183244



\$825,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,082 sq.ft.	Age:	1967 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Alarm system, bookshelves in basement, kitchen radio and screen.

One-of-a-kind, mid-century modern, 4-level split on a huge (1/4 acre) lot near Nose Hill Park and the Calgary Winter Club. An architect designed this home for himself in 1967 and it is well-worth a tour! Over 2700ft², 4 bedrooms and 3 baths and most of the windows face the beautifully-treed yard. The main floor has a large foyer, living room with a brick surrounded wood-burning fireplace, dining room and an eat-in kitchen with a pantry. The lower main-floor level has a cozy family room with a gas stove/fireplace, brick wall and wood ceiling, 3-piece bath, laundry and a bedroom that was used as an office. Both bookshelves in the office pull open to reveal secret storage behind – isn’t that everyone’s dream come true! On the upper level are 3 bedrooms and a 4-piece bath. The primary bedroom has a walk-in closet and a 2-piece ensuite. The basement level will be a selling point if you are looking for a large workshop/studio with high ceilings and a good-sized window for natural light, lots of storage and a big 22x12 bonus room – rec room, studio, office, 5th bedroom? It would be possible to convert this space into 2 spacious dwellings – the lower main level and basement have separate access and would be over 1350ft². If you look at the attached Real Property Report drawings you will see that the yard is a giant pie shape – a quarter acre in the inner city! South-facing backyard with lovely trees, a vegetable garden and in-ground sprinkler system. Attached insulated 2-car garage. 18x4 deck. 18x14 patio. Close to Nose Hill Park, the Calgary Winter Club, all levels of schools and just 10 minutes to downtown. Come have a look today - there won’t be another opportunity like this - such a unique home on such a spacious lot!