

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

MLS® #A2252712

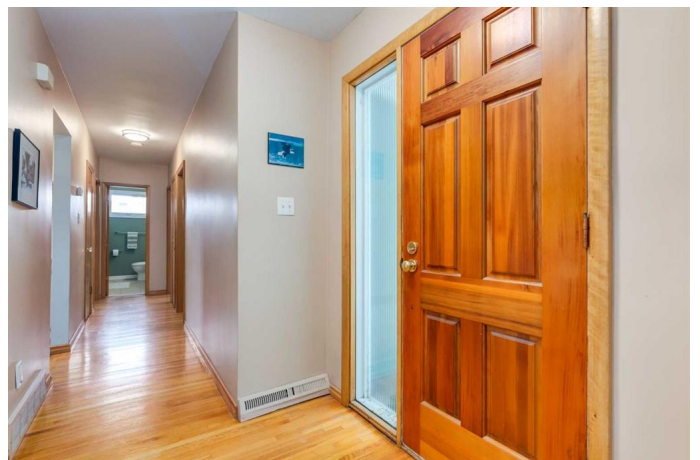
**\$749,900**

5 Bedroom, 2.00 Bathroom, 1,169 sqft  
Residential 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. Don't miss out on this wonderful opportunity!

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252712    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,169       |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 48 Chancellor Way Nw |
| Subdivision | Cambrian Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 1Y1              |

**Amenities**

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 4                                              |
| Parking        | Double Garage Detached, Single Garage Attached |
| # of Garages   | 3                                              |

**Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |

|                 |                |
|-----------------|----------------|
| Heating         | Forced Air     |
| Cooling         | Central Air    |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Private, Street Lighting, Flag Lot |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                |
| Foundation        | Poured Concrete                                                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 5                   |
| Zoning         | R-RG                |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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