

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

MLS® #A2252712

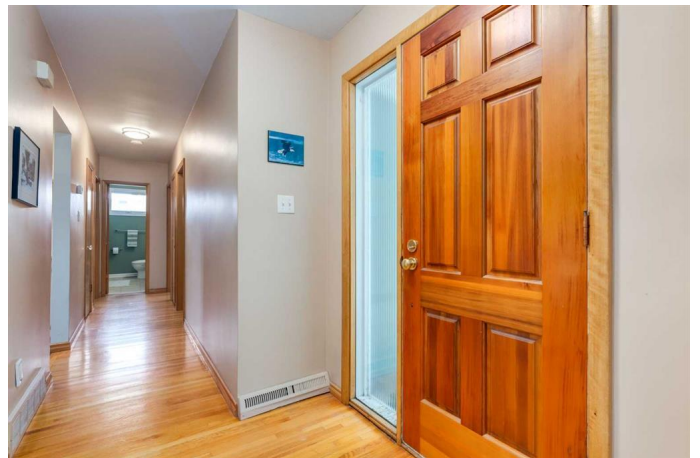
**\$749,900**

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. Donâ€™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	4
Zoning	R-RG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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