

# \$974,900 - 60 Chancellor Way Nw, Calgary

MLS® #A2231901

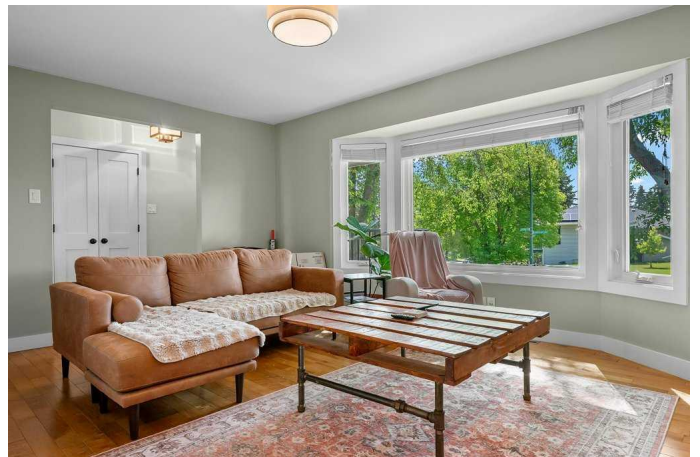
**\$974,900**

5 Bedroom, 3.00 Bathroom, 1,349 sqft

Residential on 0.14 Acres

Cambrian Heights, Calgary, Alberta

Two Suites - One Smart Move. Your chance to live up + rent down: Modern living meets mortgage helper. A beautiful, manicured, tree lined property with move-in ready appeal. Reap the benefits of \$200,000 invested in the last decade! Step into this air conditioned haven to appreciate the hardwood floors, big windows and dozens of tasteful upgrades throughout. Plan movie nights by the brick surround gas fireplace or migrate over to the large dining area for memorable family meals. The evenings will start and end in the showstopper kitchen, complete with granite counters, white cabinetry, subway tile backsplash, stainless steel appliances, gas range, damask feature wall + breakfast bar. Retreat to the large primary bedroom and take in the wardrobe closets and stylish en-suite bath with walk-in shower. Two other spacious bedrooms up along with yet another gorgeous bathroom refresh, this time with dual sinks + immaculate tile finishing. Down the stairs you have a laundry area, sink basin + gym/yoga studio ideal for your morning routine. The two bedroom lower suite features a modern kitchen with stainless steel appliances, breakfast bar, loads of cabinets and a cozy living area to unwind in. Main room boasts dual closets with enough room for a king bed and sits next to a contemporary full bathroom. Enjoy the perks of stacking washer + dryer plus additional storage. Head outside to the west backyard to bask in the sunshine and you will notice two separate patio areas for each -



a very smart design! With all the recent renovations and value added, there's nothing left to do but move in. Don't sleep on this nearly 1,350 sqft bungalow plus 1,050+ sqft legal basement suite. It's rare to have an absolute turnkey home of this condition, size and price point available. The location is close to all daily amenities like grocery, schools, parks, playgrounds, coffee shops and restaurants while being a short drive into the downtown office core.

Built in 1957

**Essential Information**

MLS® #	A2231901
Price	\$974,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,349
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	60 Chancellor Way Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 1Y2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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