



THE
A-TEAM

**RE/MAX
FIRST**

83 CHANCELLOR Way, Calgary T2K1Y3

MLS® #: **A2183244**

Area: **Cambrian Heights**

Listing Date: **12/11/24**

List Price: **\$825,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1967**

Finished Floor Area

Abv Sqft: **2,082**
Low Sqft:
Ttl Sqft: **2,082**

Lot Information

Lot Sz Ar: **10,753 sqft**
Lot Shape: **10.4 x 38.2 x 12.2 x 38.8 x 30.5**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Garden,Low Maintenance Landscape,Interior Lot,Landscaped,Pie Shaped Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Concrete,Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Freezer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Water Softener**
Int Feat: **Bar,Bookcases,Central Vacuum,Chandelier,No Animal Home,No Smoking Home,Separate Entrance,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Eat in Kitchen	Main	11`0" x 11`0"
Living Room	Main	20`0" x 13`0"
Foyer	Main	11`0" x 6`0"
Walk-In Closet	Upper	5`11" x 4`9"
Bedroom	Upper	11`8" x 8`10"
4pc Bathroom	Upper	8`4" x 7`6"
Other	Lower	3`2" x 2`10"

Room	Level	Dimensions
Pantry	Main	2`0" x 2`0"
Dining Room	Main	12`0" x 11`0"
Bedroom - Primary	Upper	14`7" x 10`7"
2pc Ensuite bath	Upper	4`10" x 4`10"
Bedroom	Upper	11`6" x 9`3"
Family Room	Lower	15`0" x 11`0"
3pc Bathroom	Lower	7`8" x 4`7"

Bedroom	Lower	11`8" x 10`4"	Office	Lower	4`4" x 2`5"
Laundry	Lower	8`2" x 4`11"	Furnace/Utility Room	Lower	6`4" x 5`11"
Game Room	Basement	22`3" x 12`2"	Furnace/Utility Room	Basement	21`9" x 10`3"
Storage	Basement	13`4" x 3`0"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **4143JK**

Zoning:
R-CG

Remarks

Pub Rmks: **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!**

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

Property Listed By: **Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







