



123 Franklin Drive SE
Calgary, Alberta

MLS # A2305046



\$698,000

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,004 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Crown Molding, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: Wall Mount TV / Bracket in family room

[OPEN HOUSE SAT MAY 9: 2-4] OVER 1500 SF ACROSS 3 DELIGHTFUL LEVELS + LARGE STORAGE SPACE - Nestled on a serene tree-lined drive, this fully developed, upgraded home blends mid-century charm with contemporary lifestyle. The split-level style provides efficient nicely organized space, convenience & avoids those long flights of stairs. The main and upper levels combine for 1004 RMS; and a half-flight down is the sizable lower 3rd level. This attractive home enjoys numerous enhancements throughout. The main embraces open concept ease -wonderful day to day and entertaining. The spacious living/dining rooms merge with the fabulous Legacy kitchen. Shaker motif cabinetry, S/S Apps, island/breakfast bar and pantry. Lustrous hardwood, pot lights, texture ceiling & iconic glass block. Step through French Doors to the large sunny south deck. Light up your BBQ! Watch the children through the above-sink bay window. Retreat up the short stairway to 3 bedrooms & updated full bathroom. Crown molding adds a nice accent, as does the primary bedroom feature wall. The main flows down to the versatile great room, with a jewel of a second bathroom. As well, there is huge storage available in the adjacent crawl space. Enjoy infrastructure peace of mind - solar panels, updated windows, furnace, hot water, insulation. Air conditioning too! Rounding out the property is an oversize, 24x26 double garage. Fairview is a well landscaped & urban oasis & enjoys a great central location. Close to major shopping, bistros, LRT. Minutes to DT. A versatile enhanced home with great curb appeal. Come and see!