



123 Franklin Drive SE
Calgary, Alberta

MLS # A2305046



\$634,900

Division:	Fairview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,004 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, 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 Saturday July 4th: 1-3] FABULOUS VALUE ‐ SUBSTANTIALLY UPGRADED, 1500+ Sqft ACROSS 3 LEVELS + 24X26 OVERSIZE GARAGE - Sit back, relax and enjoy this beautiful home, nestled on a serene tree-lined drive. This EXTENSIVELY UPDATED home gracefully blends contemporary living with mid-century charm. The convenient split-level design provides chic & sensible living & avoids those long stairs. The main and upper levels combine for 1004 RMS; and just a few steps down is the sizable lower 3rd level. The open-concept main is 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 and bask on the sunny SOUTH DECK. Light up your BBQ! Watch the children through the kitchen bay window. Ascend 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. And there's rough-in for a bar if so desired behind the bookshelf nook. As well, there's a huge storage crawl space. Enjoy infrastructure PEACE OF MIND - updated windows, furnace, hot water, insulation, air conditioning and simple SUPER-SAVING SOLAR PANELS. OVERSIZE 24x26's; HEATED DOUBLE GARAGE. Fairview is a landscaped "urban oasis" with great central location. Close to schools, shopping, bistros, LRT. Minutes to DT. An enhanced home with great curb appeal. In today's market, here is a Great Home - at a Great Price!