



GRASSROOTS
REALTY GROUP

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28 Franklin Drive SE
Calgary, Alberta

MLS # A2325513

\$569,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,112 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Granite Counters, No Smoking Home		

Inclusions: none

Located on a quiet street in the established community of Fairview, this 1960-built home with 2451 sq ft of total living space, offers plenty of natural sunlight, character and opportunity. With 1410 sq. ft. above grade (incl. sunroom), the home features three bedrooms upstairs, including a spacious primary bedroom with its own ensuite, and hardwood flooring throughout the main living areas and bedrooms. The large kitchen features granite countertops, a window over the sink for plenty of natural light, and is equipped with newer stainless steel appliances and newer cabinetry with functional pullouts, while the large sunroom offers a wonderful additional living space and features a wood-burning stove. The basement adds even more space and flexibility, featuring a large recreation room, one bedroom and an additional room which could be used as an office or 5th bedroom, a three-piece bathroom with a stand-up shower, a flex room with a utility sink, plenty of storage and a cold room. There is also excellent potential to update and customize the lower level to suit the needs and preferences of the next owner. Outside, the beautifully landscaped yard features flagstone pavers and a wrought-iron fence, creating an inviting and relaxed setting. Parking is exceptional, with an attached heated (dedicated furnace) double garage plus a rear parking pad with space for 3 additional vehicles. The roof of the garage is asphalt/gravel. Updates to the home and newer features include: a stainless steel Frigidaire refrigerator, Maytag gas range, KitchenAid dishwasher, Frigidaire Gallery hood fan, newer washer and dryer, large cupboard-style pantry with convenient pull-out shelves, TOTO heated/bidet toilet in the primary ensuite, newer garage doors and garage door openers. Many of the windows were replaced in 1999, sunroom door (2019), hot water tank (2017), and furnace with

electronic air filter (1998). Fairview is ideally located close to Chinook Centre, schools, parks, shopping, restaurants and public transit, including Heritage LRT Station, while offering easy access to Macleod Trail and Glenmore Trail. With its established setting, generous parking and abundance of living space, this home offers an excellent opportunity to make it your own in one of Calgary's desirable inner-city communities. This home as excellent investment potential given the large footprint and great location. Several of the photos use digital staging.