



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 Franklin Drive SE
Calgary, Alberta

MLS # A2326418



\$699,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Floor Furnace, Forced Air, See Remarks	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, See Remarks, Tile Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this exceptionally renovated and remodelled, top notch 4 Bedrooms home, situated in prime location with over 2,135 SQFT of living area, with an oversized garage and all new appliances. This is a full-scale re-imaged (with all necessary city permits) home to the very strut, everything renovated and new (New Roof (Oct 2025), New Furnace (Nov 2025), New Hot water tank, New windows (Aug 2025). All appliances are brand new (Nov 2025). The main floor has an open-concept design w/nicely layout floor & lots of windows that makes it feel spacious, bright and cozy, the main floor has a huge primary bedroom with a lovely 5pc ensuite washroom and two Walkin closets, plus additional bedroom & a modern 3-pc bath. The aesthetically design kitchen includes new cabinet finishes, including built-in microwave and dishwasher, a 6ft-plus long central island adding breakfast bar seating with stylish customize counter-top and stone backsplash. This floor also includes a nicely tiled TV wall, fireplace, floating shelves with undermount lights and LED lighting, a nice feature wall that makes an ideal addition to the living area and dining. The basement has 2 large bedrooms with walkin closet, with classic 4pc washroom including standing shower and double vanities. The basement living area has elegantly designed wet-bar, customize shelves, fireplace and cabinets with nicely newly installed carpet, making ideal place for family relaxation/recreation. Finished mechanical room with new laundry and a lot of storage places. The outside is newly fenced, concrete side walk-way, big lots/backyard with privacy, the back has additional parking pads (up to 5 vehicles). The home is about 5mins walk to CHINOOK MALL, schools. It's truly a nice, fantastic location, easy access to Deerfoot, Glenmore trail, Blackfoot trail, Macleod trail and about 8MINUTES to DOWN TOWN.

HOME CAN BE SEPARATED (MAIN FLOOR SEPARATE AND BASEMENT SEPARATE). Sellers will fix the fence. Fence is impacted by wind