



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

48 Franklin Drive SE
Calgary, Alberta

MLS # A2327683



\$538,900

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front 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:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows		

Inclusions: Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings

Welcome to 48 Franklin Drive SE, located in the well-established community of Fairview. This spacious bungalow offers 4 bedrooms, 2 full bathrooms, and a fully finished renovated basement, providing plenty of space and flexibility for families, investors, or anyone looking for a home in a central location. The main floor offers a bright and functional layout with large windows and great natural light, while the renovated basement adds additional living space perfect for entertaining, guests, a home office, or extended family. Enjoy peace of mind with a brand new roof already completed. Situated on a quiet street, this home is minutes from Heritage LRT Station, Chinook Centre, Deerfoot Meadows, Costco, schools, parks, walking paths, and major roadways including Deerfoot Trail, Glenmore Trail, and Macleod Trail. Fairview is loved for its mature trees, family-friendly atmosphere, and unbeatable accessibility throughout the city. Whether you are looking to move in, renovate further over time, or invest in a desirable inner-city community, this property offers incredible potential and value.