

# \$588,888 - 48 Franklin Drive Se, Calgary

MLS® #A2197968

**\$588,888**

4 Bedroom, 2.00 Bathroom, 1,069 sqft  
Residential on 0.11 Acres

Fairview, Calgary, Alberta

Who can you think of to give you a very generous housewarming gift? Imagine a \$88,000+ Endless Pool Fitness System with vitalizing hydromassage, an underwater treadmill, illuminated waterfalls, 8 Bluetooth speakers and subwoofer (Bluetooth enabled) - all the peak design and performance for your wellness, relaxation and tons of family fun? Well, maybe your best friend has yet to buy the winning lottery ticket - Today could be YOUR lucky day! This strategically located Fairview bungalow presents its very best value with its state-of-the-art Swim SPA fitness system, a double garage, a tree house, and a gazebo, packed with a spacious 3-bedroom on the main floor with an in-suite laundry unit inside the master bedroom and newer windows. The basement wet bar, a separate washer and dryer set, and a spacious bedroom with a large living space offer great options for a potential legal basement suite upgrade (upon city approval) to ease the pressure of your monthly mortgage payment. Another Dr. Seuss book lover? You will be amazed by the exceptional artwork done with great talent with all the pleasing fine details. With more than 200 restaurants surrounding the community, just minutes` drive to C-Train (LRT Heritage Station), Chinook Centre, downtown, and the renowned Heritage Park and Fish Creek Park, Calgary Farmers` Market, this property seamlessly blends the vibrancy of city living with a tranquil, serene retreat. Come to see it today and start building



the life you have always dreamed of in the beautiful and established Fairview community!

Built in 1960

### **Essential Information**

MLS® #	A2197968
Price	\$588,888
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.11
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	48 Franklin Drive Se
Subdivision	Fairview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 0T9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer, Window Coverings, Convection Oven, Stove(s)
Heating	Forced Air
Cooling	Central Air

Has Basement	Yes
Basement	Finished, See Remarks

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private, Gazebo
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	40
Zoning	H-GO

### **Listing Details**

Listing Office	LPT Realty
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