

\$574,500 - 48 Franklin Drive Se, Calgary

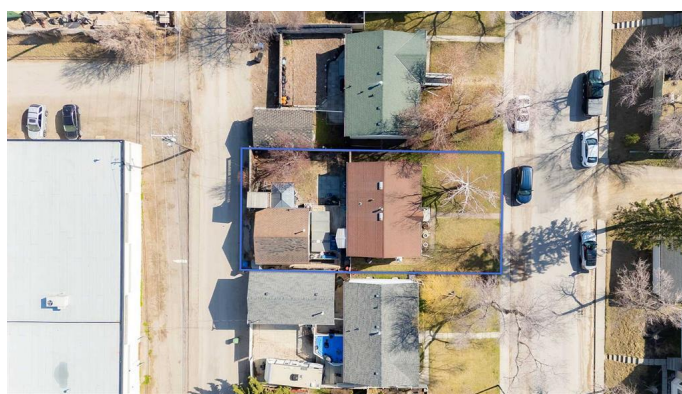
MLS® #A2232379

\$574,500

3 Bedroom, 2.00 Bathroom, 1,067 sqft
Residential on 0.11 Acres

Fairview, Calgary, Alberta

Tucked into the heart of the established Fairview community, this vibrant bungalow is more than a home—it's a private sanctuary designed for wellness, entertaining, and inspired living. At its core lies a show-stopping, resort-style Endless Pool Fitness System—an \$50,000+ investment in health and relaxation, complete with an underwater treadmill, hydromassage, illuminated waterfalls, and a state-of-the-art Bluetooth sound system. Surrounded by a lush backyard retreat, you'll find a double garage, a whimsical tree house, and a gazebo perfect for lazy afternoons or lively gatherings. Inside, the main floor offers three bright and airy bedrooms, including a primary suite with its own laundry, all bathed in natural light from newer windows. The lower level invites creativity and flexibility with a spacious layout that includes a wet bar, additional laundry, and a large bedroom and living area—offering future potential for a legal suite, should you wish to explore it. Throughout the home, artistic flourishes and unexpected design details offer a touch of playful elegance, echoing the charm of a well-loved storybook. Ideally located just minutes from Heritage LRT Station, Chinook Centre, Heritage Park, and the Calgary Farmers' Market, this home balances city convenience with the comfort of a peaceful, well-connected neighborhood. Whether you're soaking in the spa, hosting friends, or enjoying a quiet evening under the stars, this Fairview gem offers a lifestyle as



rich and unique as its design.

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232379 |
| Price | \$574,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,067 |
| 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 | T2H0T9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 1 |
| Zoning | H-GO |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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