

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

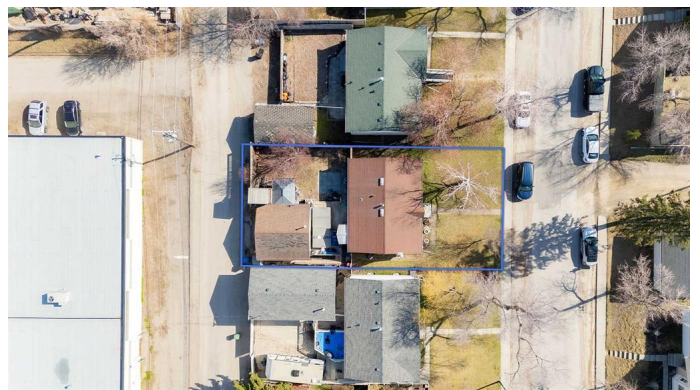
MLS® #A2232379

**\$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 | 2               |
| Zoning         | H-GO            |

**Listing Details**

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

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