

# \$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	14
Zoning	H-GO

**Listing Details**

Listing Office	eXp Realty
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