103 Franklin Drive SE

Calgary | Active | MLS® A2357712

$565,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1959**	**1,040.5 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

Looking for a DETACHED home with room to grow, a big backyard and a double garage - without moving to the edge of the city? Welcome to this bright and inviting 4-bedroom, 2-bathroom home in established Fairview, offering flexible living, thoughtful updates and an exceptionally convenient central location. Step inside to a light-filled main level with newer vinyl plank flooring, flat ceilings and an easy flow between the living, dining and kitchen spaces. The updated kitchen is a standout, with abundant white cabinetry, generous counter space, a large centre island with gas cooktop and statement hood fan, plus a quiet Bosch dishwasher. From the dining and kitchen area, step directly onto the expansive deck and into the sunny SOUTH-FACING backyard - ideal for summer dinners, gardening, kids or pets. An established apricot tree, garden beds and a good-sized garden shed add character and function. UPSTAIRS, all THREE BEDROOMS are together - an increasingly hard-to-find feature for young families - including a spacious primary with convenient cheater access to the 4-piece bath. The lower level gives this home something different: a SECOND LIVING ZONE. Finished with warm maple HARDWOOD (2015), it offers a spacious fourth bedroom/family room with its own 3-piece ensuite (2015), built-in workspace and good size windows. Use it as a private guest area, teen retreat, home office, media room or flexible space that evolves with your needs. A large crawlspace provides excellent storage. Outside, the DOUBLE DETACHED GARAGE has its own electrical panel. Practical UPDATES include replacement WINDOWS (2010), including TRIPLE-PANE WINDOWS on the north side (2015) and in bathrooms (2019), NEW STORM DOORS, UPDATED ELECTRICAL PANEL (2010), and a roof replaced with 30-year rated shingles (2011). Fairview makes everyday life easy. Schools, parks and playgrounds are close by, while Chinook Centre, Deerfoot Meadows, transit and LRT options are minutes away. Quick access to Glenmore Trail, Blackfoot Trail, Macleod Trail and Deerfoot Trail keeps downtown, work and weekend mountain escapes within easy reach. If you've been waiting for a home that offers 4 BEDROOMS, 2 FULL BATHROOMS, an UPDATED KITCHEN, a LARGE SOUTH-FACING YARD, FLEXIBLE LOWER-LEVEL LIVING and an OVERSIZED DOUBLE GARAGE in central Calgary, this may be the one.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357712
Bedrooms	4
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 Level Split
Total Living Area:	1,040.5 sq. ft.
Main Level Finished Area:	502.4 sq. ft.
Upper Level Finished Area:	538.1 sq. ft.
Below Grade Finished Area:	459.57 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	2
Plan:	8409HP
Heating:	Mid Efficiency, Forced Air, Natural Gas
Basement:	Partial, Partially Finished, Other
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southeast
Community:	Fairview (Calgary)
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Garden Shed "as-is"
Restrictions:	None Known
Main Floor	Living Room · 18'8" × 12'5" ·
Main Floor	Dining Room · 11'9" × 7'2" ·
Main Floor	Kitchen · 11'6" × 11'6" ·
Upper Level	Bedroom - Primary · 14'11" × 11'5" ·
Upper Level	Bedroom · 12'5" × 11'4" ·
Upper Level	Bedroom · 9' × 9' ·
Lower Level	Bedroom - Primary · 19'5" × 15'5" ·

Lower Level	Furnace/Utility Room · 11'6" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Granite Counters, Soaking Tub, Storage, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-franklin-drive-se-calgary-a2357712/

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