28 Franklin Drive SE

Calgary | Active | MLS® A2352814

$539,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1960**	**1,112.28 sq. ft.**

Your next move starts with a conversation.

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Listed by Charles

A closer look

Price Adjustment....Now $539000 **Large bungalow, three bathrooms, parking for 5 vehicles**

If you're looking for a home with room to grow, an opportunity to renovate and build equity, or a property with excellent investment potential, this Fairview home deserves your attention.

Situated on a quiet street in one of Calgary's well-established inner-city communities, this 1960-built home offers **2,451 sq. ft. of total living space**, including approximately 1,410 sq. ft. above grade (including the sunroom). With a generous footprint, functional layout and plenty of natural light, there is a great foundation here for someone looking to make a home their own.

The main level features three bedrooms, including a spacious primary bedroom with its own ensuite, along with hardwood flooring throughout the main living areas and bedrooms. The large kitchen is equipped with granite countertops, stainless steel appliances, newer cabinetry with convenient pull-out storage, and a window overlooking the yard. Just off the main living area, the bright sunroom provides a comfortable space to unwind, complete with a wood-burning stove.

THE BASEMENT IS WHERE THE OPPORTUNITY REALLY BEGINS. Offering substantial additional square footage, the lower level is ready for renovation and presents an excellent opportunity to modernize the space and add value to the property. The existing layout includes a large recreation room, a fourth bedroom, an additional room suitable for an office or potential fifth bedroom, a three-piece bathroom, a flex room with a utility sink, and plenty of storage, including a cold room. For investors, renovators or buyers who want to create a space tailored to their needs, the possibilities are exciting.

NEED PARKING? HOW ABOUT SPACE FOR FIVE VEHICLES! This property offers an attached, heated double garage with room for two vehicles, PLUS a separate rear parking pad with space for THREE additional vehicles. The garage has its own dedicated furnace, making it particularly appealing for vehicle enthusiasts, hobbyists or households needing extra parking.

The landscaped yard adds to the home's appeal, featuring flagstone pavers and attractive wrought-iron fencing.

The home also offers several notable features and updates, including a Frigidaire stainless steel refrigerator, Maytag gas range, KitchenAid dishwasher, Frigidaire Gallery hood fan, newer washer and dryer, a large pantry with pull-out shelving, a TOTO heated bidet toilet in the primary ensuite, and newer garage doors and openers. Additional improvements include replacement of many windows in 1999, a sunroom door in 2019, and a hot water tank in 2017. The furnace, complete with an electronic air filter, was installed in 1998.
With its large existing footprint, basement renovation potential, five-vehicle parking capacity and desirable location, this property offers an attractive combination of immediate functionality and future possibilities.

Some listing photographs are virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352814
Bedrooms	4
Bathrooms	3
Year Built	1960
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:	Bungalow
Total Living Area:	1,112.28 sq. ft.
Main Level Finished Area:	1,112.28 sq. ft.
Below Grade Finished Area:	1,041.03 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'1"
Lot Details:	464 sq meters
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1

Levels:	One
Total Rooms Above Grade:	6
Year built:	1960 (Age: 66)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8409HP
Heating:	Forced Air, Natural Gas, Wood, Wood Stove
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle, Asphalt/Gravel
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Other, Wood Burning
Water Supply:	Public
Sewer:	Public Sewer
Utilities:	Natural Gas Connected
Garage:	Yes

Garage Spaces:	2
Parking:	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Off Street, Parking Pad
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Fairview (Calgary)
Appliances:	Dishwasher, Gas Oven, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 16'8" × 14'3" ·
Main Floor	Kitchen With Eating Area · 17'5" × 12'7" ·
Main Floor	Bedroom - Primary · 12'3" × 10'2" ·
Main Floor	Bedroom · 12'2" × 8'1" ·
Main Floor	Bedroom · 11'3" × 8'7" ·
Main Floor	Sunroom/Solarium · 21'7" × 15'3" ·
Basement	Flex Space · 13' × 11'7" ·
Basement	Game Room · 32'2" × 10'8" ·
Basement	Storage · 6'2" × 6' ·
Basement	Cold Room/Cellar · 12'1" × 3'2" ·
Basement	Furnace/Utility Room · 13'9" × 7'11" ·
Basement	Bedroom · 13'1" × 8'9" ·
Basement	Flex Space · 10'8" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Street Lights

Interior Features:	Bidet, Ceiling Fan(s), Granite Counters, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	None
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/28-franklin-drive-se-calgary-a2352814/

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