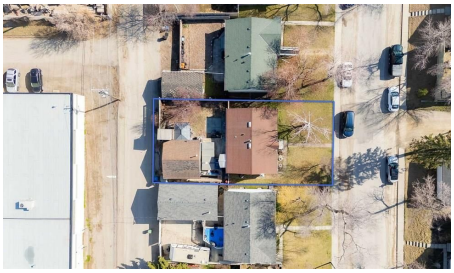
48 Franklin Drive SE

Calgary | Active | MLS® A2360001

$529,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1960**	**1,067 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to 48 Franklin Drive SE, located in the well-established community of Fairview. This spacious bungalow offers 4 bedrooms, 2 full bathrooms, and a fully finished renovated basement, providing plenty of space and flexibility for families, investors, or anyone looking for a home in a central location. Brand new Roof, it is recently got updated.

The main floor offers a bright and functional layout with large windows and great natural light, while the renovated basement adds additional living space perfect for entertaining, guests, a home office, or extended family. Enjoy peace of mind with a brand new roof already completed.

Situated on a quiet street, this home is minutes from Heritage LRT Station, Chinook Centre, Deerfoot Meadows, Costco, schools, parks, walking paths, and major roadways including Deerfoot Trail, Glenmore Trail, and Macleod Trail. Fairview is loved for its mature trees, family-friendly atmosphere, and unbeatable accessibility throughout the city.

Whether you are looking to move in, renovate further over time, or invest in a desirable inner-city community, this property offers incredible potential and value.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360001
Bedrooms	3
Bathrooms	2
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:	1,067 sq. ft.
Main Level Finished Area:	1,067 sq. ft.
Below Grade Finished Area:	979 sq. ft.
Acreage:	No
Lot Area:	4,994 sq. ft.
Lot Frontage:	50'
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	5
Year built:	1960 (Age: 66)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8409HP
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood

Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Multiple Locations
City Quadrant:	Southeast
Community:	Fairview (Calgary)
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Bedroom · 14' × 7'11" ·
Main Floor	Bedroom · 10'4" × 8' ·
Main Floor	Kitchen · 15'6" × 13' ·
Main Floor	Living Room · 18'3" × 13'10" ·
Main Floor	Bedroom - Primary · 13' × 11'11" ·
Basement	Other · 7'9" × 5'8" ·
Basement	Laundry · 13'8" × 8'2" ·
Basement	Game Room · 22'3" × 17'3" ·
Basement	Storage · 13'7" × 4'4" ·
Basement	Storage · 21'3" × 13'6" ·
Basement	Furnace/Utility Room · 6'2" × 5'3" ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	H-GO
Listed Date:	Nov 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/48-franklin-drive-se-calgary-a2360001/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.