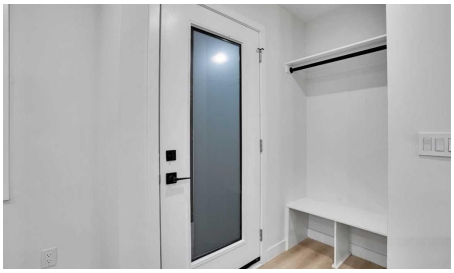
52 Franklin Drive SE

Calgary | Active | MLS® A2350801

$675,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1960**	**1,121.08 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Premiere Realty Direct

A closer look

Attention! Attention !! Attention!!! huge drop price to sell. Welcome to this beautifully renovated 4-bedroom home in a prime location, offering over 2,135 sq. ft. of living space, an oversized garage and all-new appliances. Renovated with city permits, this home features a new roof (October 2025), furnace (November 2025), hot water tank and windows (August 2025).

The bright, open-concept main floor showcases a stunning custom kitchen with new cabinetry, a spacious island measuring over 6 feet, a stone backsplash and built-in appliances. A fireplace, feature walls, floating shelves and LED lighting add warmth and style. The generous primary bedroom features a 5-piece ensuite and two walk-in closets, while an additional bedroom and modern 3-piece bathroom complete the main level.

Downstairs, discover two large bedrooms with walk-in closets, a 4-piece bathroom with double vanities, and a spacious family room with an elegant wet bar and fireplace. New carpet and ample storage enhance this inviting space. The layout also offers the flexibility to separate the main floor and basement.

Outside, enjoy new fencing, a large private backyard and parking for up to five vehicles. Just a 5-minute walk to Chinook Mall and schools, with easy access to major roads and approximately 8 minutes to downtown, this home combines thoughtful updates, generous living space and everyday convenience.

THIS HOME CAN BE SEPARATED INTO TWO UNITS (MAIN FLOOR SEPARATE AND BASEMENT SEPARATE).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350801
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:	1,121.08 sq. ft.
Main Level Finished Area:	1,121.08 sq. ft.
Below Grade Finished Area:	1,014.22 sq. ft.
Acreage:	No
Lot Area:	4,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	Southeast
Floor Location:	Ground
Levels:	One
Total Rooms Above Grade:	5
Year built:	1960 (Age: 66)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8409HP
Heating:	Floor Furnace, Forced Air, See Remarks
Basement:	Full, Finished, Other, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Other
Fireplaces:	2
Fireplace Details:	Basement, Electric, Family Room, Living Room, Recreation Room, See Remarks
Garage:	Yes
Garage Spaces:	1
Parking:	Parking Pad, Single Garage Detached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Electric Dryer Hookup, Laundry Room, See Remarks, Washer Hookup
City Quadrant:	Southeast
Community:	Fairview (Calgary)
Appliances:	Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom - Primary · 12'7" × 12'1" ·
Main Floor	Dining Room · 12'2" × 8'10" ·
Main Floor	Kitchen · 12'8" × 9' ·
Main Floor	Living Room · 16'10" × 14'8" ·
Main Floor	Bedroom · 11'3" × 8'8" ·
Basement	Wine Cellar · 7'2" × 4'9" ·
Basement	Bedroom · 15'3" × 13'5" ·

Basement	Bedroom · 10'4" × 10' ·
Basement	Game Room · 20'9" × 17'4" ·
Basement	Furnace/Utility Room · 13'2" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, Kitchen Island, See Remarks, Tile Counters, Walk-In Closet(s), Wet Bar
Exterior Features:	Lighting, Other, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Other, Patio, Porch, See Remarks
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	H-GO
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-franklin-drive-se-calgary-a2350801/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.