



GRASSROOTS
REALTY GROUP

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48 Franklin Drive SE
Calgary, Alberta

MLS # A2232379



\$574,500

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Vinyl Windows		

Inclusions: N/A

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.