



**100 Franklin Drive SE
Calgary, Alberta**

MLS # A2146773



\$700,000

Division:	Fairview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,531 sq.ft.	Age:	1960 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

One of the largest bungalows in Fairview, this updated and accessible home boasts over 2,300 sq ft of developed space on a lot exceeding 5,000 sq ft. Equipped with air conditioning, a new metal roof, furnace, hot water tank, Vacuflo, and triple-pane windows, this residence is designed for comfort and efficiency. The main floor features a spacious living room with a wood fireplace, perfect for cozying up on winter evenings. The updated kitchen includes granite countertops and stainless steel appliances, including a convection oven with an induction stovetop. Adjacent to the kitchen is a great dining area for family dinners and a large family room ideal for gatherings. The main floor also houses the primary bedroom, two additional bedrooms, an accessible 4-piece bathroom, and a convenient main floor laundry. Downstairs, the basement offers an extra-large recreation room, an office area that leads into a bedroom with an egress window, and another 3-piece bathroom. Outside, the backyard features a large deck for summer enjoyment and leads to an oversized double garage. With easy access to Glenmore and Deerfoot Trail, getting around the city is a breeze.