

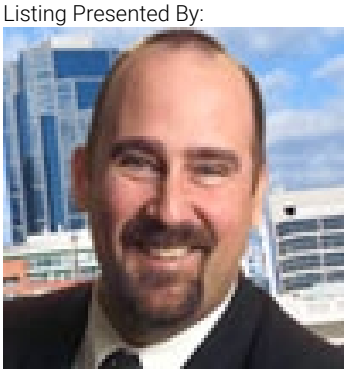
28 Franklin Drive Calgary Alberta

$539,000

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...

Other 13.00 Ft x 11.58 Ft
Recreational, Games room 10.67 Ft x 32.17 Ft
Storage 6.00 Ft x 6.17 Ft
Cold room 12.08 Ft x 3.17 Ft
Furnace 13.75 Ft x 7.92 Ft
3pc Bathroom 10.75 Ft x 5.92 Ft
Living room 14.25 Ft x 16.67 Ft
Other 12.58 Ft x 17.42 Ft
Primary Bedroom 10.17 Ft x 12.25 Ft
Bedroom 12.17 Ft x 8.08 Ft
Bedroom 8.58 Ft x 11.25 Ft
2pc Bathroom 3.75 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
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Bedroom 13.08 Ft x 8.75 Ft

Other 10.67 Ft x 8.83 Ft

4pc Bathroom 8.25 Ft x 4.83 Ft

Sunroom 21.58 Ft x 15.25 Ft