

# \$329,900 - 504, 3208 8 Avenue Ne, Calgary

MLS® #A2238530

**\$329,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Franklin, Calgary, Alberta

This premier renovated space offers a versatile layout, perfect for creative office, studio, or retail use, with the option to convert back to warehouse (18-ft ceilings). The unit features 1000 sq ft on the main a functional 200 sq ft mezzanine level, three private offices, a full bathroom, and a kitchen equipped with a dishwasher. Additional perks include three dedicated parking stalls. Ideally situated near the vibrant Barlow District and Memorial Drive for easy access to dining, shopping, and transit. Donâ€™t miss this unique opportunity!



Built in 1999

## Essential Information

MLS® #	A2238530
Price	\$329,900
Bathrooms	0.00
Acres	0.00
Year Built	1999
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	504, 3208 8 Avenue Ne
Subdivision	Franklin
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2A 7V8

### Additional Information

Date Listed	July 15th, 2025
Days on Market	4
Zoning	I-G

### Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

