

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

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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
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