

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

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MLS® #A2267129

**\$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 law office, accounting, with its own entrance, low condo fees and 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® #     | A2267129   |
| Price      | \$329,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1999       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 504 B, 3208 8 Avenue Ne |
| Subdivision | Franklin                |
| City        | Calgary                 |

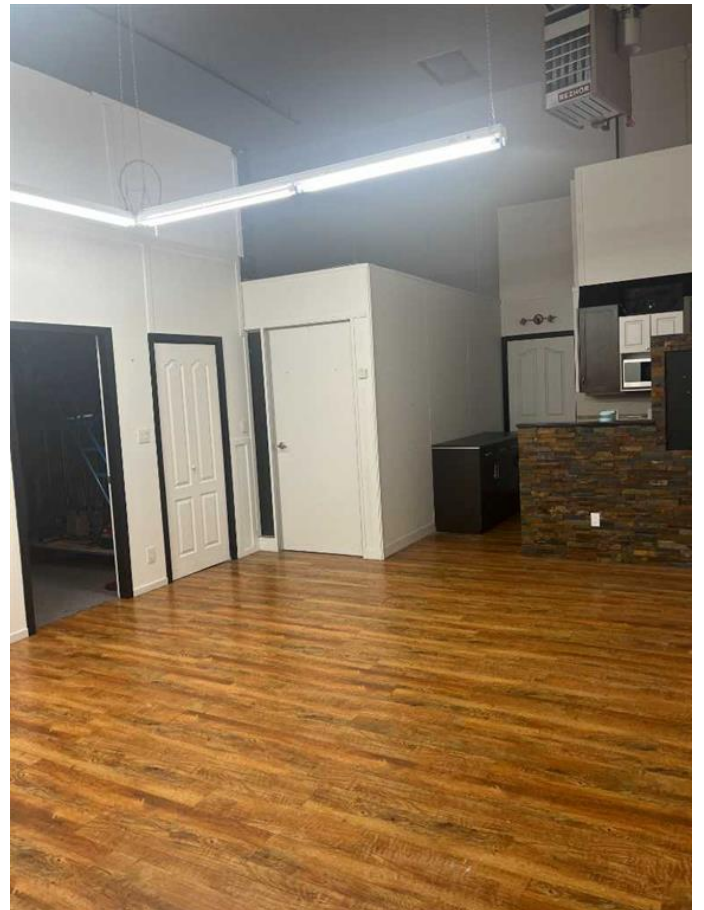
|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 7V8 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 5                  |
| Zoning         | I-G                |

### Listing Details

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



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