

# \$14 - 504, 3208 8 Avenue Ne, Calgary

MLS® #A2238527

**\$14**

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 a functional 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® #     | A2238527   |
| Price      | \$14       |
| 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               |

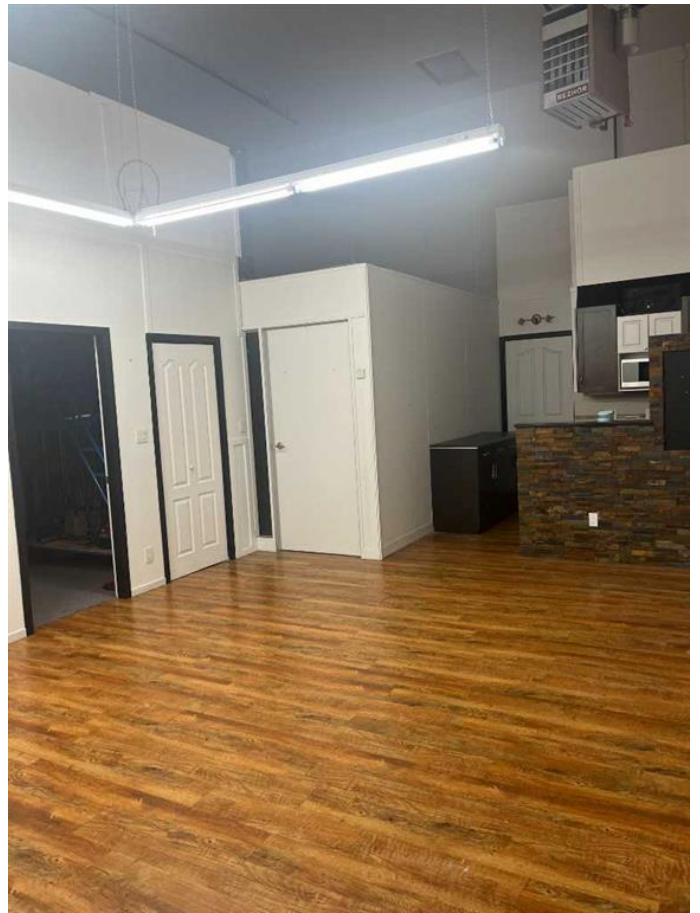
Province                      Alberta  
Postal Code                T2A 7V8

### **Additional Information**

Date Listed                July 15th, 2025  
Days on Market        20

### **Listing Details**

Listing Office            Century 21 Bravo Realty



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