



**GRASSROOTS**  
REALTY GROUP

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305, 3223 5 Avenue NE  
Calgary, Alberta

MLS # A2281848



**\$1,050,000**

Division: Marlborough

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,635 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Professionally built, turnkey office space designed to deliver a polished, efficient work environment with minimal upfront investment. The well-planned layout features a private executive offices, open bullpen workspace, and a modern kitchenette—ideal for businesses seeking functionality without compromise. The property offers strong exposure within a highly trafficked commercial corridor, ensuring excellent visibility and convenient access for clients and staff alike. With immediate connectivity to Barlow Trail, Memorial Drive, and Deerfoot Trail, the location provides seamless access across the city and is just 10 minutes from Downtown Calgary. Zoned I-C (Industrial&ndash;Commercial), the space accommodates a wide range of business uses and offers flexibility for future growth. Ample unreserved surface parking throughout the complex further enhances convenience for both employees and visitors.