

# \$1,499,999 - 4, 3016 5 Avenue Ne, Calgary

MLS® #A2177420

**\$1,499,999**

0 Bedroom, 0.00 Bathroom, 3,344 sqft

Other on 1.94 Acres

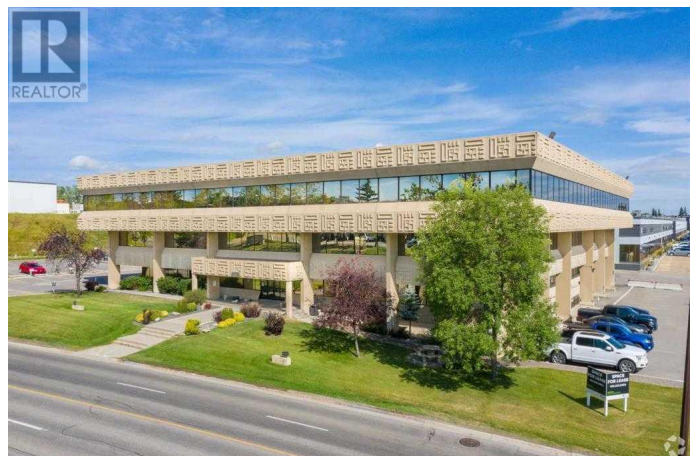
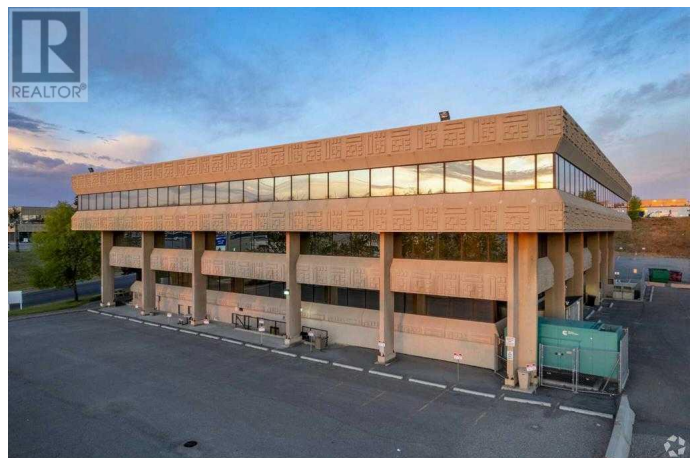
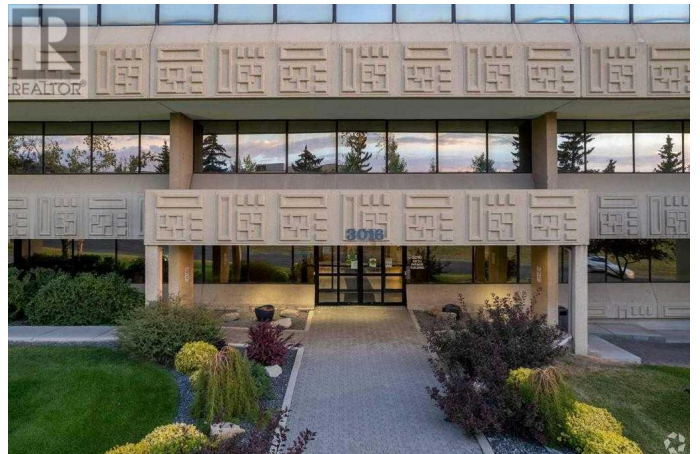
Franklin, Calgary, Alberta

Here, it sounds like a great opportunity. This medical facility offers a prime location with easy access to public transit (Marlborough LRT), shopping at Marlborough Mall, Memorial Drive, and the highly trafficked 36th Street. With 3,444 square feet in a free-standing building, it's spacious enough to accommodate various types of health-related services like a family clinic, dentist office, optometrist clinic, or laboratory. Given its location and accessibility, this property could serve a large and diverse patient base. This facility presents a unique opportunity to own a flexible, well-located property that serves the needs of a growing and diverse population. With easy access to the heart of the city and major transit options, this property is primed for growth. A spacious layout that can be customized or divided to suit specific medical or health-related purposes. Modern infrastructure to support health and diagnostic equipment, ample parking and ease of access for patients and staff. (id:6289)

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| Listing #      | A2177420    |
| Price          | \$1,499,999 |
| Bathrooms      | 0.00        |
| Square Footage | 3,344       |
| Acres          | 1.94        |



|            |       |
|------------|-------|
| Year Built | 1978  |
| Type       | Other |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 4, 3016 5 Avenue Ne |
| Subdivision | Franklin            |
| City        | Calgary             |
| Province    | Alberta             |
| Postal Code | T2a6k4              |

### Amenities

|                |     |
|----------------|-----|
| Parking Spaces | 132 |
|----------------|-----|

### Interior

|         |                          |
|---------|--------------------------|
| Heating | Natural gas Forced air   |
| Cooling | Central air conditioning |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Brick, Concrete |
| Construction | Poured concrete |
| Foundation   | Poured Concrete |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|



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Listing information last updated on October 14th, 2025 at 9:03pm PDT