

\$2,999,999 - 902 9 Avenue Sw, Calgary

MLS® #A2232286

\$2,999,999

0 Bedroom, 0.00 Bathroom,
Commercial on 0.15 Acres

Downtown Commercial Core, Calgary, Alberta

High-exposure medical office building in downtown Calgary, featuring two long-term, complementary tenants—a dental office and a dental lab—with additional space available for lease. This well-maintained property offers a strong foundation of stable income, future leasing potential, and the added benefit of outdoor patio space—a rare bonus in the downtown core. Ideal for investors or owner-users.

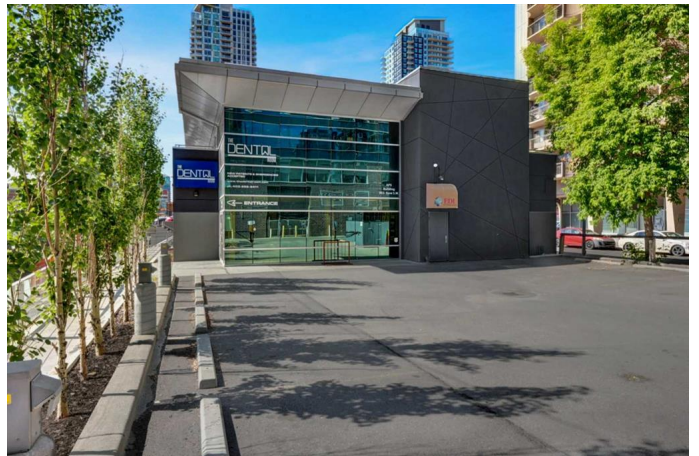
Built in 2000

Essential Information

MLS® #	A2232286
Price	\$2,999,999
Bathrooms	0.00
Acres	0.15
Year Built	2000
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	902 9 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 1L8



Amenities

Parking Spaces 9

Interior

Heating Forced Air

Exterior

Foundation Poured Concrete

Additional Information

Date Listed June 18th, 2025

Days on Market 90

Zoning CR20-C20/R20

Listing Details

Listing Office RE/MAX Key

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.