

# \$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.

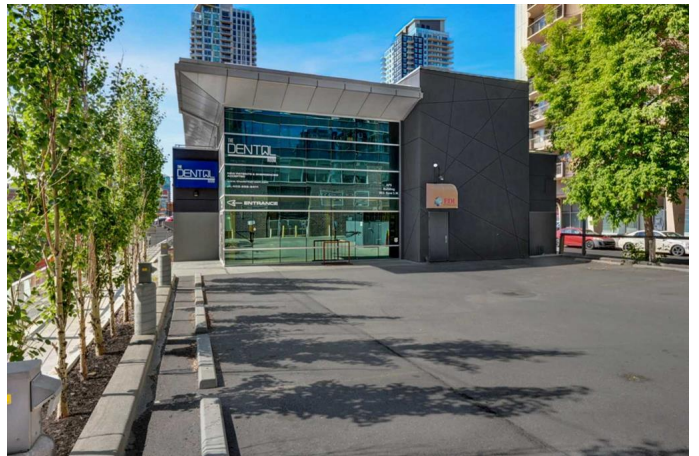
Built in 2000

## 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        122

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.