

# \$3,200,000 - 902 9 Avenue Sw, Calgary

MLS® #A2232286

**\$3,200,000**

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	\$3,200,000
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        43

Zoning                      CR20-C20/R20

**Listing Details**

Listing Office              RE/MAX Key

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