

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

MLS® #A2232286

**\$2,999,999**

0 Bedroom, 0.00 Bathroom, 7,849 sqft

Office 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. (id:6289)

Built in 2000

## Essential Information

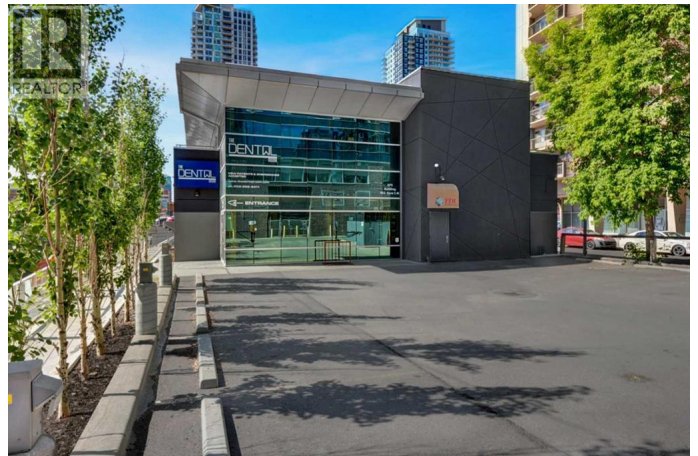
|                |             |
|----------------|-------------|
| Listing #      | A2232286    |
| Price          | \$2,999,999 |
| Bathrooms      | 0.00        |
| Square Footage | 7,849       |
| Acres          | 0.15        |
| Year Built     | 2000        |
| Type           | Office      |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 902 9 Avenue Sw          |
| Subdivision | Downtown Commercial Core |
| City        | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2P1L8                   |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 9 |
|----------------|---|



## Interior

Heating                      Forced air

## Exterior

Foundation                Poured Concrete

## Listing Details

Listing Office              RE/MAX Key



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Listing information last updated on October 20th, 2025 at 9:01pm PDT