

\$45 - 1020,1010,220, 634 6 Avenue Sw, Calgary

MLS® #A2270723

\$45

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Commercial Core, Calgary, Alberta

This newly renovated 6,284 sq.ft. space is ideally located in downtown, offering an exceptional opportunity for businesses seeking a high-quality, flexible environment in a central and accessible area. The property provides the option to lease both levels together or to rent the 10th floor and 2nd floor separately, making it suitable for a variety of professional or educational uses. The space is particularly well-suited for a Montessori school, children's dental clinic, or dental school training facility, with its functional layout and modern upgrades. The building features a full renovation with contemporary finishes, excellent visibility, and convenient access to nearby amenities and public transportation. Tenants will benefit from flexible configurations designed to meet their operational needs. The lease rate is \$44.50 per square foot, with operating costs additional. Immediate possession is available.

Built in 2021

Essential Information

MLS® #	A2270723
Price	\$45
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Mixed Use



Status	Active
--------	--------

Community Information

Address	1020,1010,220, 634 6 Avenue Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0S4

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	7
Zoning	CR20-C20/R20

Listing Details

Listing Office	First Place Realty
----------------	--------------------

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.