

FOR SALE

Southridge Place



PRIME INNER-CITY APARTMENT INVESTMENT OPPORTUNITY

502 58 AVENUE SW, CALGARY, AB T2V 0H6

DESIRABLE CENTRAL-SOUTHWEST LOCATION | 32 TOTAL UNITS | 20,473 SF SITE
CONCRETE CONSTRUCTION

Well-located 32-unit apartment building in Calgary's highly sought-after Windsor Park community, offering stable in-place income, value-add potential, and exceptional access to transit, employment centres, and premier retail amenities. A one-owner property, held by the same family since it was purchased new in 1968.

The Opportunity

Positioned within Calgary's highly desirable Windsor Park neighbourhood, Southridge Place offers investors the opportunity to acquire a 32-unit apartment property in one of the city's most established and transit-connected residential corridors. The property's strategic location provides immediate access to major transportation routes, employment centres, retail amenities, and public transit, creating long-term appeal for both tenants and investors.

Residents benefit from walking-distance access to Chinook Centre, grocery stores, restaurants, medical services, recreation facilities, and the Chinook LRT Station, offering direct connectivity to Downtown Calgary, SAIT, the University of Calgary, and major employment nodes throughout the city.

The surrounding area continues to attract a diverse tenant base including young professionals, families, students, and downsizers seeking convenient urban living with access to shopping, employment, and transportation options. Windsor Park's mature character, established amenities, and central location continue to support strong occupancy levels and stable rental demand.



SOUTHRIDGE PLACE APARTMENT BUILDING FOR SALE

502 58 AVENUE SW, CALGARY, AB T2V 0H6

Prime Inner-City Apartment Investment Opportunity | 32 Total Units | 20,473 SF Site

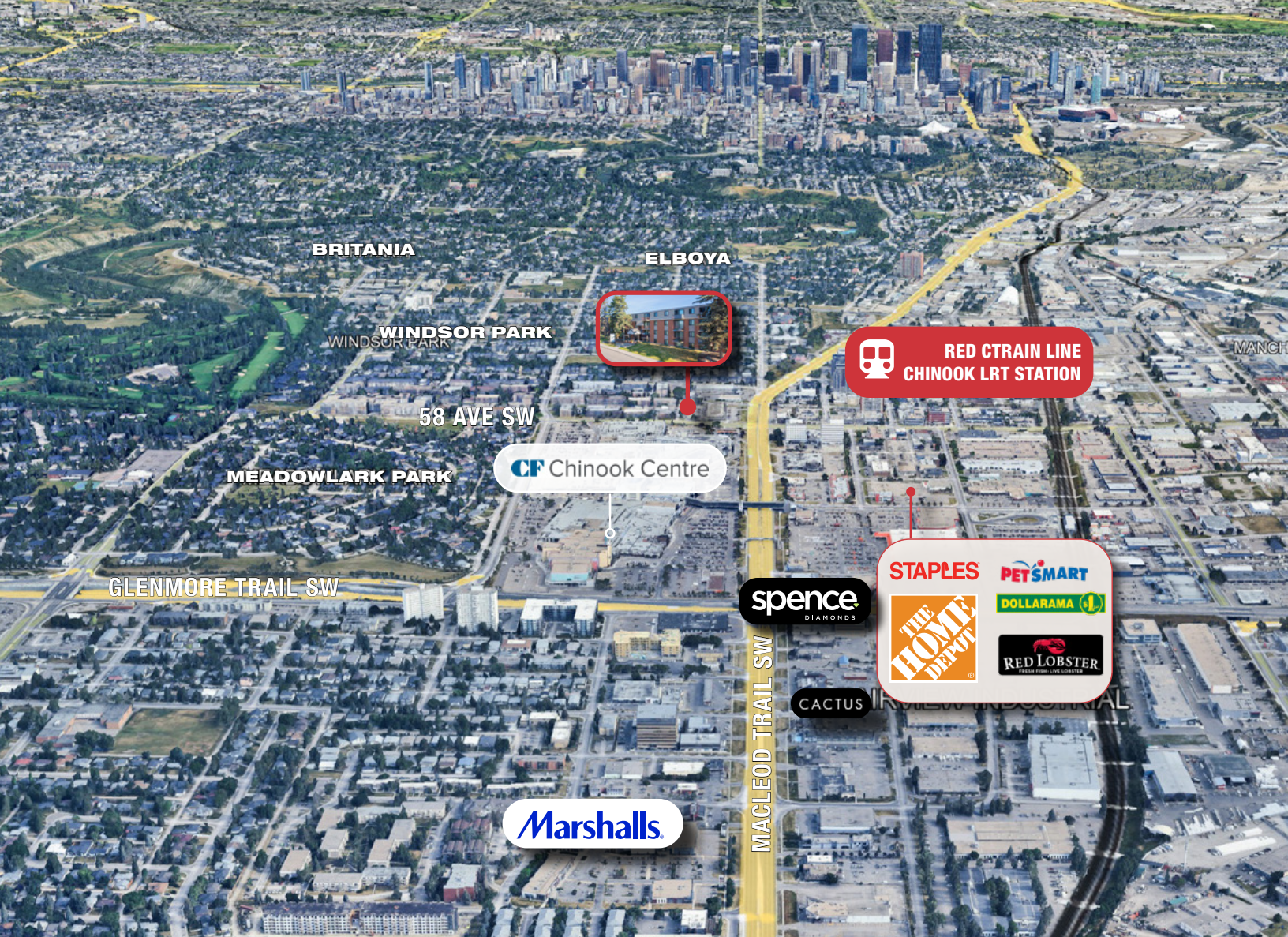
Key Details

PROPERTY NAME	Southridge Place Apartments
ADDRESS	502 58 Avenue SW, Calgary, AB
COMMUNITY	Windsor Park
SITE AREA	±20,473 SF (±0.47 Acres)
YEAR BUILT	1968
BUILT FORM	Concrete
# UNITS	32
NET RENTABLE AREA	±24,633 SF
AVERAGE UNIT SIZE	770 SF
PARKING	32 Surface Stalls
PARKING RATIO	1.0 Stall per Unit
CURRENT NOI	\$351,794
PROJECTED NOI	\$390,180
LISTING PRICE	\$8,100,000

Location Highlights

- » Walking distance to Chinook LRT Station
- » Across the street from Chinook Centre and major retail amenities
- » Immediate access to Macleod Trail and Glenmore Trail
- » Approximately 10 minutes to Downtown Calgary
- » Strong and diverse tenant demographics
- » Established inner-city neighbourhood with long-term rental demand
- » Convenient access to employment, education, and recreation amenities





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