



# FORWARD SALE | Springbank Hill Rental Apartment Building | 131 units

# Balsam

elkwood

IN ASPEN SPRING





## THE OPPORTUNITY

- The proposed property is strategically located as part of the prestigious community of Springbank Hill in SW Calgary, just off of 17th Avenue SW and 85 Street SW.
- Across the street from **Aspen Landing Shopping Centre** offering access to top retailers and many unique, locally-owned shops & restaurants.
- Adjacent to the site is another major retail development - **Springbank Hill Market** (Coming soon) which will feature Calgary Co-Op as well as numerous retail, recreational and entertainment amenities.
- In close proximity to multiple schools including Ernest Manning High School & Griffith Woods School as well as Rundle College Elementary Jr. School & Ambrose University.
- Great access to transit and the 69th Street LRT Station, Future LRT station planned north of the site.
- Facing 17th Avenue SW which provides easy access to Downtown and various amenities.





## PROPERTY DETAILS

ZONING	M-2
# OF UNITS	131
PLANNING	DP Approved
SITE SIZE	1.2 Acres
PROPOSED HEIGHT	6 storey
GROSS FLOOR AREA	101,718 SF
NET FLOOR AREA	85,933 SF
PARKING	141 underground 20 surface
GROSS INCOME	\$2,838,480
EXPENSES	\$839,497
NET INCOME	\$1,998,983

## SITE PLAN



## ADJACENT DEVELOPMENTS

- 100 Stacked Townhomes for Sale
- 60 Apartment condominiums

## UNIT COUNTS

LEVEL	1 BR / 1BA UNIT A	1 BR / 1BA + DEN UNIT B	1 BR / 1BA + DEN UNIT B2	1 BR / 1BA + DEN UNIT B3	2 BR / 1BA UNIT C	1 BR / 1BA UNIT D	1 BR / 1BA + DEN UNIT E	2 BR / 1BA UNIT F	1 BR / 1BA UNIT G
	645 SF	678 SF	645 SF & 678 SF	660 SF	645 SF & 796 SF	570 SF	839 SF	710 SF	678 SF
Level 1	10								
Level 2	20	2	1			1	1	1	
Level 3	20	2	1		1	1	1	1	
Level 4	20	2	1		1	1	1	1	
Level 5	20	2	1		1	1		1	1
Level 6	9	1	1	1	1			1	
Total	99	9	5	1	4	4	3	5	1

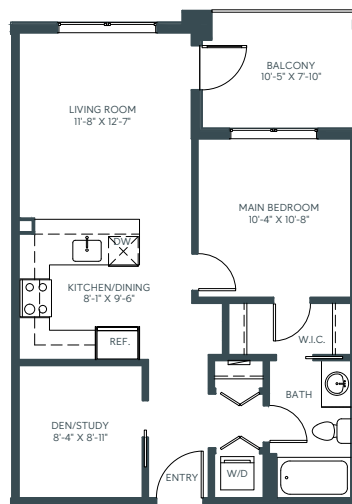
## PARKING

LEVEL	
P2	113
P1	28
Surface (Visitor)	20
Total	161
Barrier Free included in the above total	5

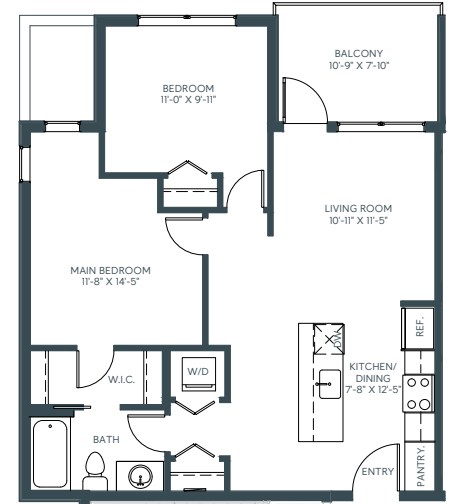
## BICYCLE PARKING

TYPE	
Vertical	28
Horizontal	46
Total	74

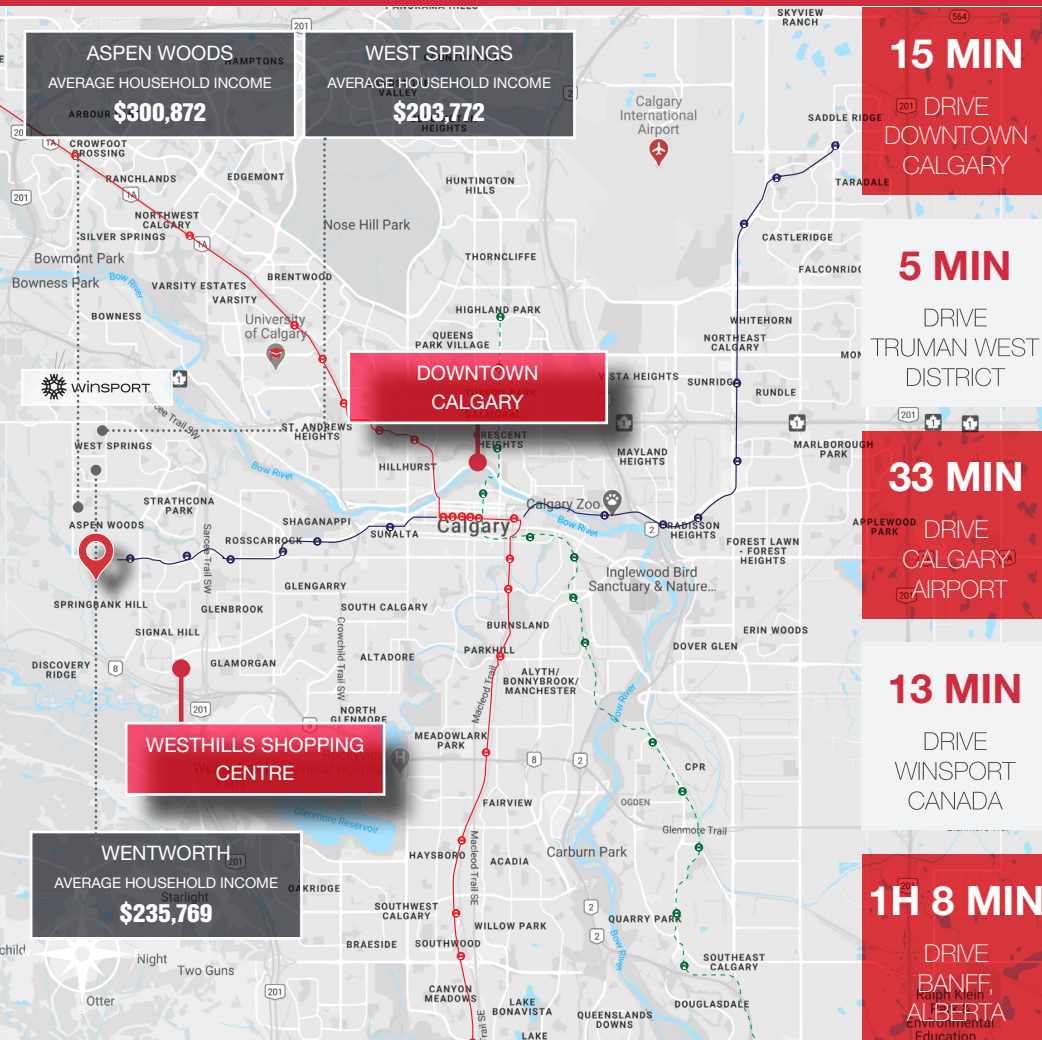
## SAMPLE FLOOR PLANS



UNIT B = 678 SQ.FT.



UNIT C = 801 SQ.FT.



## SPRINGBANK HILL DEMOGRAPHICS



**11,185**  
Total  
Population



**36,589**  
Daytime  
Population  
5 km radius



**\$258,557**  
Average  
Household  
Income



**The Majority**  
of the population is  
University  
educated



**36 years old**  
Median  
Age



**66%**  
Employment  
rate

## DEVELOPER'S SAMPLE COMPLETED PROJECTS | [WWW.SLOKKERHOMES.COM](http://WWW.SLOKKERHOMES.COM)



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