

# CENTURY 21

Judge Fite Company



## 309 CALGARY AVE

SAN ANTONIO, TX 78226



\$1,700,000



0 sqft

---

## DESCRIPTION

309 Calgary Avenue is a stabilized 12-unit townhome community situated on approximately 2.1 acres, just minutes from Port San Antonio, one of the region's largest employment and economic drivers. The property consists of three apartment buildings totaling 19,688 square feet of rentable living area and features a townhome-style configuration designed to support long-term tenancy. The community offers a diverse unit mix comprised exclusively of 3-, 4-, and 5-bedroom layouts, a highly desirable format that continues to command strong rental demand from a broad and diverse tenant base. The asset has demonstrated consistent occupancy, supported by durable demand drivers including proximity to Port San Antonio, which hosts more than 80 public and private-sector tenants such as Boeing, StandardAero, and GXO Logistics, as well as nearby Lackland Air Force Base. Residents benefit from covered parking and an on-site playground, enhancing tenant satisfaction and retention. The low-density site configuration provides ample open space, differentiating the property within the submarket and contributing to operational stability. Located less than two miles south of Highway 90, 309 Calgary Avenue offers efficient access to downtown San Antonio and the broader metropolitan area while remaining within a stable residential neighborhood. The property represents a compelling investment opportunity for buyers seeking immediate cash flow, long-term appreciation, and tax-efficient income, supported by strong operating fundamentals and a supply-constrained location.

**PROPERTY TYPE:** Commercial - Apartments

**MLS STATUS:** Active Option

**MLS:** 1940464

**YEAR BUILT:** 1970

**COUNTY:** Bexar

**TRACT OR SUBDIVIION:**

**LIST DATE:** 02/12/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** 3100

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 2.13

**LOT SIZE (SQFT):** 92,782

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Uri Uriah

**PHONE:** 830.600.5263

**BROKERED BY:** Uriah Real Estate Organization