

Sage Hill Quarter

455 Sage Valley Drive NW, Calgary, AB

FOR LEASE

Peter Stuart
Senior Manager, Leasing | Salesperson
pstuart@salthillcapital.com | 416.238.8147



Highlights

Sage Hill Quarter is a premium, grocery and pharmacy-anchored shopping centre strategically located in one of Northwest Calgary's fastest-growing residential nodes. Built between 2019 and 2021, the 174,963 SF retail hub is anchored by national brands including FreshCo and Shoppers Drug Mart, offering a diverse, necessity-based tenant mix. Boasting multi-directional access points, it serves as a highly accessible and dominant commercial cornerstone for a young and rapidly expanding local population.



Demographics | 3km Radius



Population

49,794



Number of Households

15,789



Median Age

43



Household Income

\$141,362



People Per Household

3.1

*Data from 2025 Environics Analytics.

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Residential

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- 102-101. Jane Bond BBQ (873 sf)
- 108-101. North-West Physiotherapy and Massage Ltd. (1,775 sf)
- 112-101. Tobacco World (1,041 sf)
- 116-101. Canna Cabana Inc. (1,439 sf)
- 130-111. Cloud Land Entertainment (7,037 sf)
- 150-111. FreshCo (31,834 sf)
- 100-121. Bow Valley Credit Union (4,030 sf)
- 105-125. Church's Texas Chicken (2,000 sf)
- 110-125. Available (2,049 sf)**
- 108-129. Available (5,709 sf)**
- 202-129. Calgary Co-op Liquor Store (5,258 sf)
- 220-129. Iyyburg (1,352 sf)
- 102-225. Tim Horton's (2,710 sf)
- 100-231. Shoppers Drug Mart (16,265 sf)
- 100-235. Calgary Co-op Gas Bar (1,779 sf)
- 102-235. Delight Piano Studio (1,092 sf)
- 118-235. Fox & Crown Hair Salon Ltd. (1,198 sf)
- 106-241. Redeemed Christian Church of God (4,894 sf)
- 122-241. Available (1,387)**
- 126-241. Available (2,030 sf)**
- 201-241. Global Pet Foods (2,516 sf)
- 205-241. Smith's Family Restaurant & Lounge (2,671 sf)
- 232-241. Sanctuary Veterinary Hospital (2,613 sf)
- 240-241. Oxford Learning Centre (1,133 sf)
- 108-251. A.R.T. Lash & Beauty Lounge Inc. (1,251 sf)
- 110-251. Jocelyn's Aesthetics & Spa Ltd. (1,158 sf)
- 114-251. Calming Waters Wellness Inc. (1,201 sf)
- 120-251. Available (1,099 sf)**
- 202-251. Care Medical (2,396 sf)
- 220-251. Smile Code Dental (2,317 sf)
- 120-255. Papa Murphy's (896 sf)
- 125-255. Sage Hill Optometrist Dr. Komal (899 sf)
- 100-271. Active Start Child Care (25,776 sf)
- 104-302. Leopold's Tavern (3,486 sf)
- 120-302. Happy Nail's (1,208 sf)
- 124-302. Available (1,330 sf)**
- 102-330. Bad Shah Curry House (1,409 sf)
- 106-330. Bow Tie Pizza (1,103 sf)
- 110-330. Baire Patch Bubble Tea (1,415 sf)
- 120-330. Hillside Dental (2,361 sf)
- 106-335. Little Scientists Preschool (1,153 sf)
- 110-335. Expedia, Inc. (1,154 sf)
- 114-335. Golf Sweet Ltd. (1,153 sf)
- 104-340. Persian Plate (1,063 sf)
- 108-340. Koi Japanese Restaurant (1,633 sf)
- 112-340. Shawarma Hub (925 sf)
- 116-340. Denim & Smith Barbershops (579 sf)
- 120-340. CPAP Machines Canasa (2,056 sf)
- 102-345. Available (1,071sf)**
- 106-345. Available (1,054 sf)**
- 110-345. Available (1,054 sf)**
- 118-345. Available (1,083 sf)**
- 140-360. Liquor Merchants Sage Hill (3,388 sf)
- 130-370. Anytime Fitness (7,069 sf)