



Sage Hill Gardens
Development Site

Sage Hill Garden NW

Sage Hills Dr NW

Judicial Sale

Sage Hill Gardens Development Site

7 Sage Hill Gardens NW, Calgary, Alberta

The Opportunity

JLL Capital Markets, Calgary (“JLL” and/or the “Advisor”) has been exclusively retained by the Court of King’s Bench of Alberta as the Court appointed listing agent for the sale of **Sage Hill Gardens Development Site** (the “Site”), located at **7 Sage Hill Gardens NW, Calgary, Alberta**.

The approved land-use is M-2d100, Multi-Residential – Medium Profile District. This is an exceptional opportunity to acquire a development site in one of Calgary’s most sought-after northwestern neighbourhoods, where shovel-ready sites are in limited supply. The Site has easy access to major thoroughfares and nearby amenities, such as the Sage Hill Crossing power centre. Sage Hill has an abundance of green space, water features and natural ravines.

The Site is being offered for sale at an asking price of \$6,400,000, on an “as-is, where-is” basis. For all inquiries, please reach out to the Advisors.

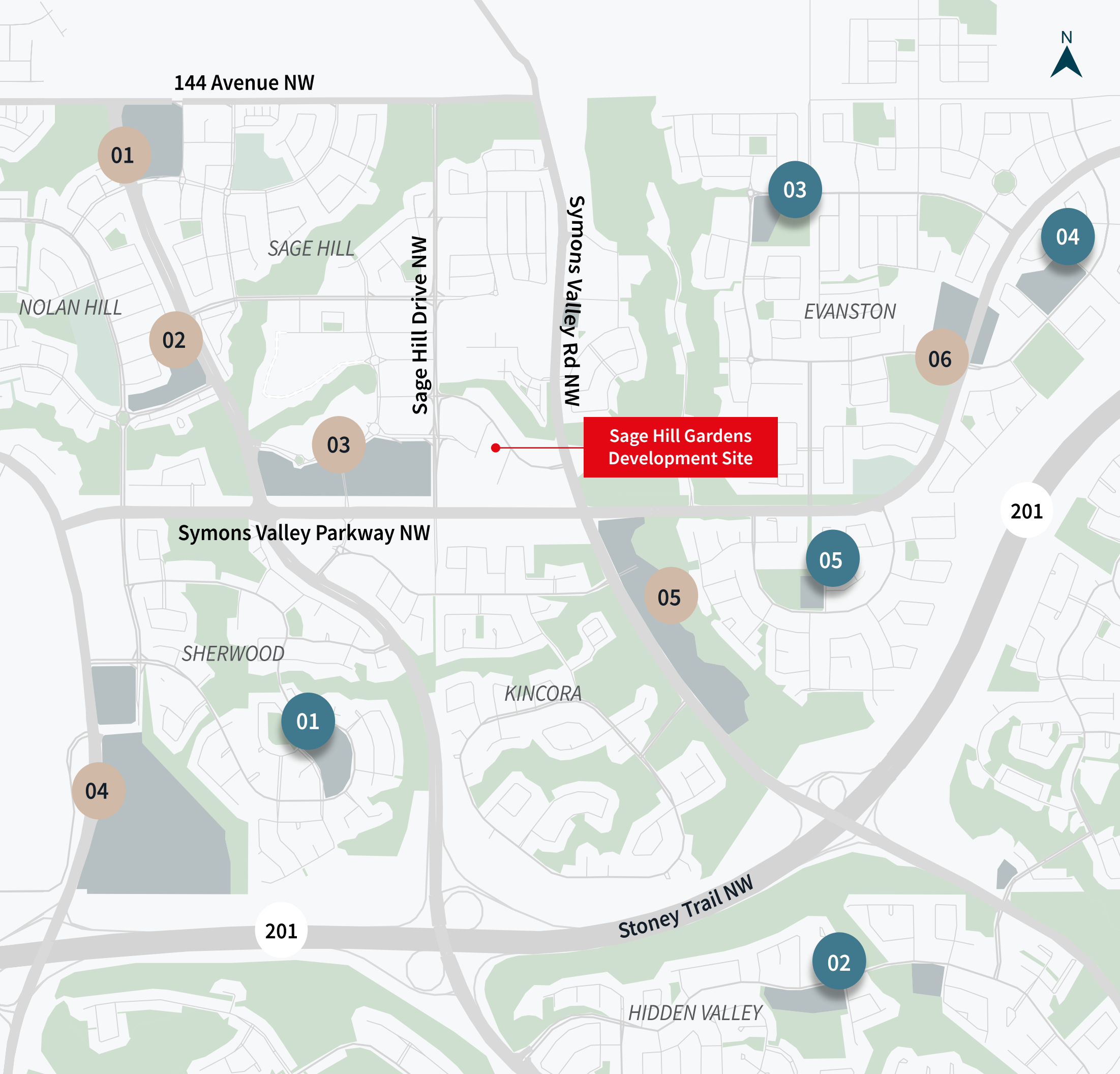
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Salient Details

 <div>Municipal address 7 Sage Hill Gardens NW</div>	 <div>Legal description Plan 8811294, Block 20, Lot 3</div>	 <div>Total land area 7.10 acres / 309,276 sf</div>
 <div>Community Sage Hill</div>	 <div>Land use designation M-2d100, Multi Residential – Medium Profile District</div>	 <div>Asking price \$6,400,000</div>





Location Highlights

Key Drive Times



29 minutes
**Downtown
Calgary**



24 minutes
**Calgary
International Airport**



17 minutes
**CrossIron Mills
Shopping Centre**

Retail Amenities

- 01 Sage Hill Quarter:** Shoppers Drug Mart, Church's Texas Chicken, Leopold's Tavern, Global Pet Foods, Calgary Co-op Sage Hill
- 02 Gates of Nolan Hill:** Nolan Hill Veterinary Hospital, Sobeys, State and Main, Bank of Montreal, Dairy Queen, PetroCanada, Papa John's Pizza, Royal Bank of Canada
- 03 Sage Hill Crossing:** Walmart Supercentre, T&T Supermarket, Tim Horton's, Barcelo's, Sage Hill Library, McDonald's, RBC, Wine and Beyond, Dollarama
- 04 RioCan Beacon Hill:** Costco, Winners, Home Sense, Canadian Tire, Home Depot, The Brick, Dollarama, TD Canada Trust, Popeyes Chicken, Michaels, West Coast Kids
- 05 Creekside Shopping Centre:** Calgary Co-op, Boston Pizza, Starbucks, Shell, Bro'kin Yolk, TD Canada Trust, Anytime Fitness
- 06 Evanston Towne Centre:** FreshCo, Popeye's Louisiana Kitchen, Royal Bank of Canada, Shoppers Drug Mart, Tim Horton's

Nearby Schools

- 01** Blessed Marie-Rose School
- 02** Hidden Valley School & Valley Creek School
- 03** Our Lady of Grace School & Playground
- 04** St. Josephine Bakhita School
- 05** Kenneth D. Taylor School

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Offering Process

The Site is currently the subject of a Court Order and therefore, all Offers to Purchase must be subject to Court approval. **A list price of \$6,400,000 has been set, on an “as is, where is” basis.** The Site is being offered for sale by way of a conventional marketing process with offers being considered on a first come, first served basis.

All Offers to Purchase will require a Court approved Schedule “A” to the Offer to Purchase and must be subject to Court approval.

All inquiries regarding the Site should be directed to:

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