



TRINITY - THE PLACE TO BE | [trinity-group.com](http://trinity-group.com)





# Gateway at Trinity Hills

2200 Na'a Dr SW, Calgary, AB

Located along the historic Trans-Canada Highway with access to Sarcee Trail and Bowfort Road, Trinity Hills in Calgary serves as the Western gateway between this major city and the Rocky Mountains. Trinity Hills will accommodate a growing community with over 3,700 residential units planned, more than 2,060 of which are already complete. Due to strong demand for Trinity's existing rental units, an additional 1,500 units have been proposed.

Gateway at Trinity Hills is the lifestyle component of the development, anchored by GoodLife Fitness, Beam Radiology, and Sofa Land. These anchor tenants are accompanied by St. Louis Bar & Grill, Easy Financial, Papa John's, Telus, 365 Golf, Cedar & Steam, and Foothills Maternity Group. With upcoming additions such as Second Cup and boutique nail salon Clip & Polish, there has never been a better time to be part of the premium tenant mix at Gateway. Don't miss the opportunity to join the national retail mix in units of various sizes, including restaurant units with patio potential!

Demographics	3 km	5 km	10 km
Total Population	47,505	137,970	516,061
Number of Households	18,947	53,104	212,039
Average Household Income	\$158,454	\$162,932	\$152,869
Median Age	40.6	41.0	39.6

# Gateway at Trinity Hills

2200 Na'a Dr SW, Calgary, AB

## Location

South Side of Trans-Canada Highway,  
Between Stoney Trail & Sarcee Trail

## Total Project Size

Retail	290,000 s.f.
Gateway Retail	141,500 s.f.
Residential	2,050,000 s.f.
Total GFA	2,340,000 s.f.

## Opened

Phase I Fall 2020/Winter 2021

## Opened

Phase II Summer 2021

## Under Construction

Phase III Spring 2026

## Gateway Major Tenants

GoodLife Fitness	30,400 s.f.
Beam Radiology	22,100 s.f.
Sofa Land	18,100 s.f.





**Completed:** 2,060 units

**Under Construction – Completion 2026:** 178 units

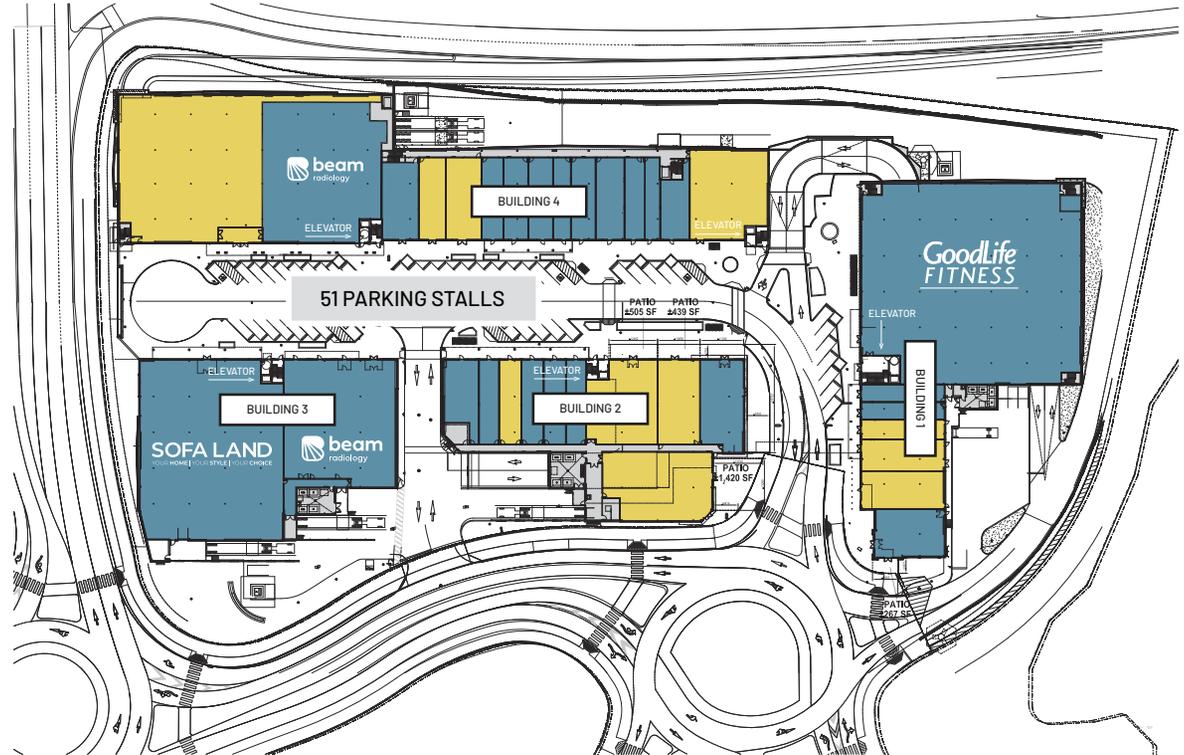
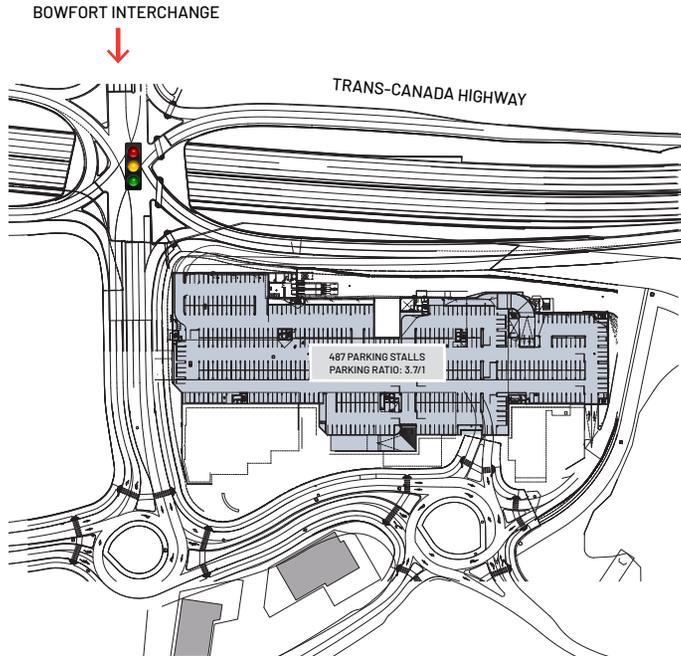
**Future Development:** 1,520 units

**Total:** 3,758 units

- ▬ Trinity Development Group
- ▬ Completed
- ▬ Under Construction – Completion 2026
- ▬ Future Development

# Gateway at Trinity Hills

2200 Na'a Dr SW, Calgary, AB



## GATEWAY PARKING - LOWER LEVEL

### Tenants

#### Building B1

- GoodLife Fitness
1. Reflex Supplements
  2. Booster Juice
  3. Available 1,138 s.f.
  4. Available 1,901 s.f.
  5. Available 2,270 s.f.
  6. Cedar & Steam

#### Building B2

1. Available 5,241 s.f.
2. St. Louis Bar & Grill
3. Available 2,580 s.f.
4. Available 3,931 s.f.
5. Canada Snowboard
- 6/7. Foothills Maternity Group

#### 8. Available 1,339 s.f.

9. Clip & Polish
10. Calgary Flooring Boutique

#### Building B3

1. Beam Radiology
2. Sofa Land

#### Building B4

1. Available 4,985 s.f.
2. Telus
3. Flamingo Vape Shop
4. Flamingo Cannabis
5. Heist Boutique
6. Second Cup
- 7/8. 365 Golf
9. Easy Financial

#### 10. Papa John's Pizza

11. Available 2,094 s.f.
12. Available 1,582 s.f.
13. Grinn Dental Hygiene, Skinecht Studio
14. Beam Radiology
15. Available 15,649 s.f.

## GATEWAY GROUND LEVEL

■ Retail Leased ■ Retail Available

