

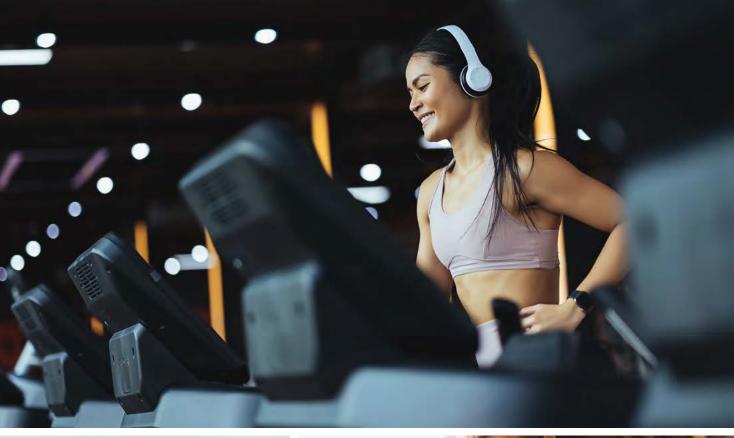
# Building Amenities.

Designed around lifestyle, Autumn is built for active living with convenience and comfort all under one roof.

- Top floor owners outdoor terrace barbecues, fire tables and community garden
- · Full equipped fitness centre
- · Co-work/entertainment lounge
- Convenient and secure storage units on each residential floor
- Secure and heated main floor bicycle storage with direct access to rear laneway
- Bike and pet washing station
- Leasing office professionally managed by Blue Jean Property Management — conveniently located in residential lobby
- Spacious private residential balconies (unit specific)
- Secure Underground Heated Parkade
- Outdoor visitor parking













# Live Next to Everything that Matters.

You're a quick 2 minute walk to all the grocery, cinemas, coffee shops, gyms, and restaurants.

### **IN UNIVERSITY DISTRICT - PHASE 1**

#### 1. ALT HOTEL

CHARCUT

CONNIE AND JOHN'S PIZZA

#### 2. HOMES BY AVI'S AUGUST @ U/D

**FIVE GUYS** 

OEB BREAKFAST CO.

**ORANGETHEORY FITNESS** 

SESAME

YYC CYCLE

**UD DENTAL** 

#### 3. THE FORGE

HOT YOGA ON UNIVERSITY DISTRICT ★ NATIVE TONGUES TAQUERIA \*

SEED N SALT \*

UNA PIZZA + WINE \*

UNIVERSITY DISTRICT VET CLINIC \*

#### 4. HOMES BY AVI'S ARGYLE @ U/D

BRONZE BAXX \*

EASY BLINK OPTOMENTRY \*

FLOWERS & BEYOND \*

LAGREE YYC \*

РНО РНАМ 🛊

SHOPPERS DRUG MART \*

SWISH ORAL CARE \*

#### **5. RESTAURANTS & SERVICES**

**BARBURRITO** 

**CLEVER DAYCARE** 

CURIOUS

**DENIM & SMITH** 

MONOGRAM COFFEE

**FRESHII** 

MARKET WINES

PET PLANET

OSMOW'S SHAWARMA

SAVE ON FOODS

SCOTIABANK

#### **6. CENTRAL BLOCK**

**ADAPTABILITY** 

**BOROUGH BAR & GRILL** 

**COBS BREAD** 

HEARING LOSS CLINIC

**PLANTLIFE** 

VILLAGE ICE CREAM

#### 7. BLOCK 23

THE ALLEY

THE BANQUET

**BOTTOMS UP SCRUBS** 

THE CANADIAN BREWHOUSE

**CINEPLEX VIP CINEMAS** 

**FOXY BOX** 

**FUWA FUWA** 

**MCDONALDS** 

**STAPLES** 

STAPLES STUDIO CO-WORKING OFFICE

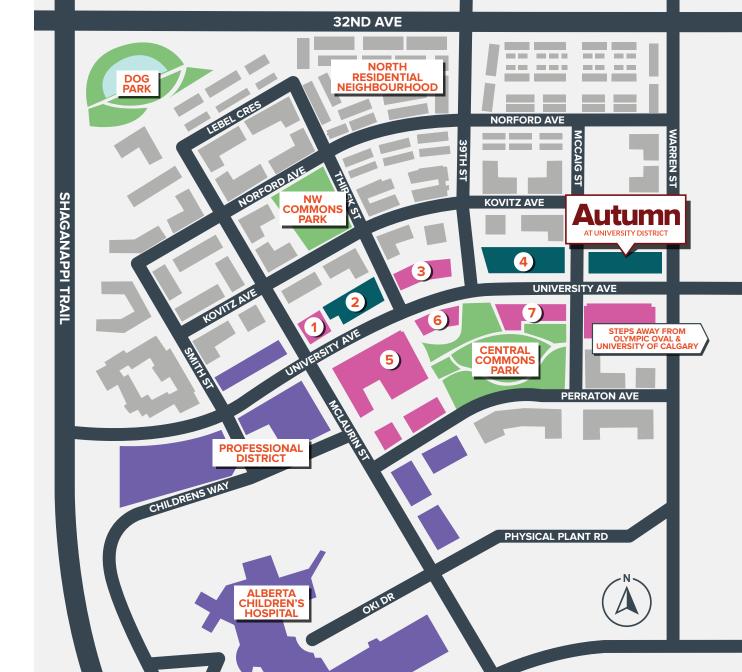
**CLARA OPTOMETRY** 

**CLOUDBREAK UNIVERSITY DISTRICT** 

THE VEIN TREATMENT CENTRE HI-FLYER FOOD (CANADA) INC.







# (ive, Work & Play.

Investors, buyers, students, research workers, and medical staff alike will appreciate a caroptional development designed to keep the pace of a busy lifestyle while having everything at arm's reach.

Number of Residents: 2,000+ (as of 2023)

Future Population Density: 15,000

Bike Score: 95

Walkability Score: 93

Transit Score: 89



PARKS & PATHWAYS	DRIVE	BIKE	WALK
UNIVERSITY DISTRICT DOG PARK	/	/	2 MIN
UNIVERSITY DISTRICT CENTRAL COMMONS PARK	/	/	1 MIN
EDWORTHY PARK	15 MIN	<b>19</b>	/
BOWNESS PARK	13 MIN	22 MIN	/
NOSE HILL PARK	9 MIN	18 MIN	/
DOWNTOWN PARKS	<b>14</b>	31 MIN	/
PATHWAYS SURROUNDING THE COMMUNITY	1	< 2 MIN	< <b>5</b>

EMPLOYERS	DRIVE	BIKE	WALK	BUS
ALBERTA CHILDREN'S HOSPITAL	2 MIN	2 MIN	6 MIN	/
FOOTHILLS HOSPITAL & CANCER CENTRE	7 MIN	9 MIN	33 MIN	<b>16</b>
UCALGARY	4 MIN	<b>4</b> MIN	15 MIN	8 MIN
MARKET MALL	2 MIN	5 MIN	16 MIN	/
MT ROYAL	<b>12</b> MIN	/	/	44 MIN
DOWNTOWN	10 MIN	31 MIN	/	42 MIN
UNIVERSITY INNOVATION QUARTER	5 MIN	6 MIN	20 MIN	10 MIN



### **MAJOR DESTINATION DRIVE TIMES**

DOWNTOWN	10 MIN	WINSPORT	10 MIN
CALGARY INTL. AIRPORT	30 MIN	KANANASKIS	50 MIN
CANMORE	60 MIN	BANFF	90 MIN

## **MAJOR ROUTE DRIVE TIMES**

16TH AVE	3 MIN	CROWCHILD TRAIL	7 MIN
STONEY TRAIL	12 MIN	DEERFOOT TRAIL	17 MIN

WALK

LRT STATION	DRIVE	WALK
UNIVERSITY STATION	5 MIN	24 MIN
BRENTWOOD STATIO	N 3	15

Boodianon	
SB MACLAURIN ST	< <b>1</b>
AT UNIVERSITY AVE	MIN
ALBERTA CHILDREN'S	< 5
HOSPITAL	min

**BUS STATION** 







# location, Location.

Whether its meeting friends for a coffee along University Avenue, or having a 30-second walk to work, Autumn is designed with convenience in mind — from fresh produce and popular retail, to just a few minutes walk to one of Calgary's largest shopping malls. Enjoy scenic walks over pathways weaved throughout the neighbourhood. From the nice-to-haves to the essentials, University District truly has it all for those that call Autumn home.

### **EMPLOYMENT BY THE NUMBERS**

UNIVERSITY OF CALGARY 5,000 FACULTY & STAFF 10,000 CON'T EDUCATION STUDENTS 30,000+ FULL AND PART-TIME STUDENTS

FOOTHILLS MEDICAL CENTRE 17,200 STAFF & PHYSICIANS 750,000 ANNUAL OUTPATIENT VISITS

ALBERTA CHILDREN'S HOSPITAL 3,500 STAFF & PHYSICIANS 340,000 ANNUAL OUTPATIENT VISITS

MARKET MALL 1,000-1,200 EMPLOYEES

UNIVERSITY INNOVATION QUARTER NEW

Home to Calgary's ecosystem of start-up companies, plus science, tech and research organizations



Homes by AVI

