



Autumn's common areas provide shared community spaces for activity and entertainment for all residents.

Renders may not be exactly as shown. Builder reserves the right to changes without notice. E&OE.

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

Autumn
AT UNIVERSITY DISTRICT

Homes by **AVI**





Central Commons Park located across from the Autumn development. The park is converted to a skating rink in winter.

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

★ COMING SOON

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 OPTOMETRY ★
FLOWERS & BEYOND ★
LAGREE YYC ★
PHO PHAM ★
SHOPPERS DRUG MART ★
SWISH ORAL CARE ★

5. RESTAURANTS & SERVICES

BARBURRITO
CLEVER DAYCARE
CURIOUS
DENIM & SMITH

FRESHII
MARKET WINES
MONOGRAM COFFEE
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.

SHAGANAPPI TRAIL



Autumn
AT UNIVERSITY DISTRICT

Homes by **AVI**

Live, Work & Play.

Investors, buyers, students, research workers, and medical staff alike will appreciate a car-optional 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	19 MIN	/
BOWNESS PARK	13 MIN	22 MIN	/
NOSE HILL PARK	9 MIN	18 MIN	/
DOWNTOWN PARKS	14 MIN	31 MIN	/
PATHWAYS SURROUNDING THE COMMUNITY	/	< 2 MIN	< 5 MIN

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	16 MIN
UCALGARY	4 MIN	4 MIN	15 MIN	8 MIN
MARKET MALL	2 MIN	5 MIN	16 MIN	/
MT ROYAL	12 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

LRT STATION

	DRIVE	WALK
UNIVERSITY STATION	5 MIN	24 MIN
BRENTWOOD STATION	3 MIN	15 MIN

BUS STATION

	WALK
SB MACLAURIN ST AT UNIVERSITY AVE	< 1 MIN
ALBERTA CHILDREN'S HOSPITAL	< 5 MIN

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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**

Autumn
AT UNIVERSITY DISTRICT

Homes by **AVI**



