

**301, 3107 Warren Street NW**  
**Calgary, Alberta**

**MLS # A2300964**



**\$389,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	607 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to Autumn in University District, a beautifully crafted Built-Green Registered condo by Homes by Avi, located in one of Calgary's most sought-after urban communities. This thoughtfully designed A7 floor plan offers 1 bedroom, 1 bathroom, and a spacious private balcony, blending smart functionality with modern style in the heart of University District. Designed for comfortable everyday living, the open-concept layout features a bright contemporary kitchen, dedicated dining space, and an inviting living area that flows seamlessly together—perfect for entertaining, working from home, or simply relaxing. The spacious bedroom offers a peaceful retreat, complemented by a sleek full bathroom and convenient in-suite laundry. Residents of Autumn enjoy an exceptional collection of amenities designed to elevate condo living, including a top-floor owner's terrace with BBQs, fire tables, and community garden spaces, a fully equipped fitness centre, stylish co-work and entertainment lounge, heated underground parking, secure storage on every residential floor, visitor parking, main-floor bike storage with direct laneway access, and a dedicated bike and pet wash station. Located just steps from Central Commons Park, the vibrant retail main street, the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and CF Market Mall, this is an unbeatable opportunity for professionals, students, healthcare workers, and investors looking for a University District condo for sale in Calgary. Experience the perfect blend of modern condo living, walkability, and lifestyle-driven design at Autumn by Homes by Avi.