

**426, 3107 Warren Street NW**  
**Calgary, Alberta**

**MLS # A2318758**



**\$349,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	470 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 254
<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		

**Inclusions:** N/A

Welcome to this BRIGHT AND MODERN TOP-FLOOR CONDO in the HIGHLY SOUGHT-AFTER UNIVERSITY DISTRICT! Offering 1 BEDROOM, 1 BATHROOM, and approximately 470 SQ. FT. of thoughtfully designed living space, this SOUTH-FACING UNIT is filled with NATURAL LIGHT and enjoys OPEN VIEWS from the private balcony. The contemporary kitchen features STYLISH CABINETRY, QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, and AMPLE STORAGE, seamlessly flowing into the OPEN-CONCEPT LIVING AREA. The spacious bedroom is complemented by a FULL 4-PIECE BATHROOM and convenient IN-SUITE LAUNDRY. A RARE BONUS is the PRIVATE STORAGE LOCKER (#75) CONVENIENTLY LOCATED ON THE SAME FLOOR, making access easy and practical. The unit also includes MAILBOX #426 for added convenience. Residents enjoy outstanding building amenities, including a FITNESS CENTRE, SECURE ENTRY, and beautifully maintained common areas. Located in Calgary's vibrant UNIVERSITY DISTRICT, you are just steps from RESTAURANTS, CAFES, SHOPPING, GROCERIES, ENTERTAINMENT, PARKS, WALKING PATHS, and PUBLIC TRANSIT. Minutes from the UNIVERSITY OF CALGARY, FOOTHILLS MEDICAL CENTRE, ALBERTA CHILDREN'S HOSPITAL, and MARKET MALL, this home offers exceptional convenience for PROFESSIONALS, STUDENTS, INVESTORS, and FIRST-TIME BUYERS alike. MOVE-IN READY and offering an UNBEATABLE COMBINATION OF LOCATION, LIFESTYLE, AND VALUE.