

**518, 3107 Warren Street NW**  
**Calgary, Alberta**

**MLS # A2321805**



**\$299,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	501 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, ENERGY STAR Qualified Equipment	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 255
<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, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*Eligible First-Time Home Buyers may qualify for NO GST on this home &mdash; a potential savings of \$18k! Take advantage of the Government of Canada's new GST relief program designed to help buyers enter the market sooner. Eligibility criteria apply. For more details, visit a Homes by Avi show home or discuss with your friendly REALTOR&reg;.\*\*** Welcome to Autumn in University District, a beautifully designed Built-Green Registered condo by Homes by Avi, located in one of Calgary's most sought-after urban communities. This thoughtfully designed S1 floor plan offers 1 bedroom, 1 bathroom, and approximately 551 sq. ft. of functional living space (501 RMS sq. ft.), perfectly blending smart design with modern style. The open-concept layout features a contemporary kitchen with pantry storage, bright living area, dedicated dining space, and a comfortable bedroom retreat with convenient access to the full bathroom and in-suite laundry. Designed for comfortable everyday living, this floor plan maximizes every square foot while still offering an airy and inviting feel &mdash; ideal for first-time buyers, professionals, students, healthcare workers, or investors looking for a low-maintenance lifestyle in a highly walkable community. 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, 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 to own in one of Calgary's most vibrant and connected communities. Experience modern condo living, exceptional walkability, and lifestyle-driven design at Autumn by Homes by Avi.