



GRASSROOTS
REALTY GROUP

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205, 3107 Warren Street
Calgary, Alberta

MLS # A2313044



\$330,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	495 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, ENERGY STAR Qualified Equipment	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 255
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		
Inclusions:	n/a		

Incredible VALUE for this BRAND NEW condo in desirable in University District. Built by Homes by Avi and Built-Green Registered, this beautifully designed unit at Autumn features MODERN living. This 1 bedroom condo is well laid out, including a kitchen with STAINLESS STEEL appliances, living room with Juliette balcony. Bedroom with a walk-in closet , INSUITE LAUNDRY as well as STORAGE LOCKER on the same level for added convenience. The OPEN concept is Designed for comfort and functionality. Residents enjoy an impressive collection of amenities, including a top floor owner's terrace with BBQs, fire tables, and a community garden, an owner's lounge/retreat room , a fully equipped GYM ,a work and entertainment room outdoor visitor parking, main floor bicycle storage room with direct laneway access, and a dedicated bike/pet washing station. Located in the heart of University District, Autumn places you steps from Central Commons Park, the vibrant Retail Main Street, The University of Calgary and close to The Alberta Children's Hospital, Foothills Hospital, Market Mall—offering unmatched walkability and year round lifestyle appeal. Fall in love with this great condo where smart design meets exceptional urban living!