



316, 3107 warren Street NW  
Calgary, Alberta

MLS # A2313714



**\$549,000**

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | University District                                                        |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                         |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                                |               |                  |
| <b>Size:</b>     | 742 sq.ft.                                                                 | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 2                                                                          | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Alley Access, Enclosed, Garage Door Opener, Guest, Insulated, On Street, O |               |                  |
| <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> | \$ 338 |
| <b>Basement:</b>   | -                                                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete, Metal Frame, Wood Frame                                                                     | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                                            |                   |        |

Welcome to the brand new Autumn Building in the highly sought-after University District! Built-Green Registered by Homes by Avi, this stunning 2-bedroom, 1-bathroom condo with a versatile den/office offers modern living in one of Calgary's most vibrant and walkable communities. This unit features the upgraded Equinox interior package with a striking blue entry door, dark cabinetry, white tile finishes, quartz countertops, luxury vinyl plank flooring, matte black fixtures, and an upgraded appliance package including a premium fridge with built-in ice and water dispenser. The bright open-concept layout is designed for both comfort and functionality, complete with air conditioning, in-suite laundry, mountain views, and a spacious primary bedroom with a walk-in closet. A convenient storage room located on the same floor (3rd floor) adds extra everyday convenience. Residents enjoy premium amenities including a fully equipped fitness facility, titled underground parking, visitor parking, secure building access, bike storage with direct laneway access, bike repair station, pet wash area, co-work and entertainment lounge, bookable boardroom, and an incredible rooftop owner's terrace featuring BBQs, fire tables, and lounge seating. Located steps from Central Commons Park, restaurants, cafes, shopping, fitness studios, entertainment, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and Market Mall, this exceptional location offers unmatched convenience, lifestyle, and long-term value.