



233, 3107 Warren Street NW
Calgary, Alberta

MLS # A2315009



\$649,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome Home to Autumn by Avi in University District! Be the first to enjoy this brand new 2 bedroom & 2-bathroom & 2 underground parking stall condo situated in the heart of this vibrant & walkable community. 857 sq ft of High ceilings (10'±) and floor to ceiling windows make this open concept home bright & airy. Finishes throughout include dark grey shaker cabinetry, white quartz countertops, luxury vinyl plank flooring, white subway tile & matte black fixtures. Air Conditioning and light filtering roller shades insure your comfort year-round. The kitchen is well appointed with plenty of storage & stainless-steel appliances including a side-by-side fridge with ice & water. The primary suite comes complete with a nice sized walk-in closet & 3 pc bathroom with large walk-in shower. Of the main entry is a large walk-in storage closet and full sized in suite laundry. The 10'± x 8'± balcony offers a privacy screen and built-in BBQ line. Enjoy premium amenities including 2 titled underground parking stalls, same floor storage unit, an owner's terrace with barbecues, fire tables & lounge seatings, an owner's lounge, fully equipped fitness centre , co-work/entertainment lounge, a boardroom, visitor parking, bike storage room with repair station and a bike/pet washing station. Steps to Retail Main Street including VIP Cineplex & Village Ice Cream. Central Commons Park is a 3 acre all season park right outside your front door. Perfectly situated near University of Calgary, Foothills Medical Centre & Alberta Children's Hospital makes this the perfect home for students, medical staff and campus employees. Note: All furnished photos have been virtually staged.