



618, 3107 Warren Street NW  
Calgary, Alberta

MLS # A2320203



**\$354,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	498 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>	-		

**Heating:** Fan Coil, ENERGY STAR Qualified Equipment

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 254

**Basement:** -

**LLD:** -

**Exterior:** Brick, Composite Siding, Concrete, Metal Siding , Wood Frame

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Quartz Counters, Recreation Facilities, Storage

**Inclusions:** N/A

**\*\*Open House, Saturday, June 27th 12:00-2:00\*\***Welcome to Autumn in University District! Where modern design, incredible amenities, and one of Calgary's most walkable neighbourhoods come together. Located on the TOP floor, this stylish 1-BED 1-BATH STUDIO offers 498 sq. ft. of thoughtfully designed living space, complete with CENTRAL AIR CONDITIONING, in-suite laundry, a Juliet balcony, LOW CONDO FEES, and a private STORAGE LOCKER. Designed to make the most of every square foot, the bright open-concept layout features a contemporary kitchen with pantry storage, sleek finishes, a dedicated dining space, and a comfortable living area that's perfect for relaxing or hosting friends. The spacious bedroom flows effortlessly into the full bathroom and laundry area, creating a home that's as functional as it is beautiful. Whether you're a first-time buyer, investor, student, or healthcare professional, this is an opportunity to enjoy a low-maintenance lifestyle in one of Calgary's most exciting communities. Residents of Autumn enjoy an exceptional lineup of amenities, including a stunning rooftop terrace with BBQs, fire tables, and community gardens, a fully equipped fitness centre, stylish co-working and social lounges, visitor parking, bike storage with direct laneway access, secure storage on every floor, and even dedicated bike and pet wash stations. Step outside and you'll find everything you need just moments away. Walk to the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, Central Commons Park, local caf&eacute;s, restaurants, grocery stores, fitness studios, boutique shopping, and CF Market Mall. Whether you're grabbing a coffee, meeting friends for dinner, or commuting to work or class, you'll love having it all at your doorstep. Modern, connected, and move-in ready, this is University District living at its best. Book your private showing

today!