



GRASSROOTS
REALTY GROUP

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228, 3107 Warren Street NW
Calgary, Alberta

MLS # A2330590



\$468,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	676 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fan Coil, ENERGY STAR Qualified Equipment, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Eligible First-Time Home Buyers may qualify for NO GST on this home — a potential savings of approximately \$20,000! Take advantage of the Government of Canada's new GST Relief Program designed to help first-time buyers enter the market sooner. Eligibility criteria apply. Visit the Homes by Avi show home or speak with your REALTOR® for full details. Welcome to Autumn in University District, a Built Green® registered condominium by Homes by Avi, located in one of Calgary's most desirable and walkable communities. This bright south-facing corner unit offers 2 bedrooms, 1 bathroom, and 676 RMS sq. ft. of thoughtfully designed living space, combining modern style, natural light, and exceptional functionality. The open-concept layout features a contemporary kitchen with quartz countertops, full-size stainless steel appliances, generous cabinetry, and a spacious island overlooking the bright living and dining areas. Large south-facing windows flood the home with natural light, while the corner location provides added privacy and an airy, open feel. Both bedrooms are well-sized, making this home ideal for first-time buyers, professionals, roommates, healthcare workers, students, or investors. Additional conveniences include in-suite laundry, titled underground parking, and a private storage locker located on the same floor. Residents of Autumn enjoy an outstanding collection of amenities, including a fully equipped fitness centre, rooftop owner's terrace with BBQs, fire tables and community garden, stylish entertainment and co-working lounge, secure bike storage, bike wash station, pet wash, heated underground parking, visitor parking, and storage conveniently located on every residential floor. Situated just steps from Central Commons Park, the University District retail main street, the University of Calgary, Alberta Children's Hospital,

Foothills Medical Centre, and CF Market Mall, this location offers an unmatched blend of convenience, connectivity, and lifestyle. Experience modern urban living in one of Calgary's premier master-planned communities at Autumn by Homes by Avi.