



GRASSROOTS
REALTY GROUP

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509, 3107 Warren Street NW
Calgary, Alberta

MLS # A2331793



\$349,000

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	452 sq.ft.	Age:	2026 (0 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 254
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: NA

Experience elevated urban living in the heart of Calgary's award-winning University District. Perfectly positioned on the 5th floor of the sought-after Autumn building, this contemporary 1-bedroom, 1-bathroom residence combines smart design, premium amenities, and an unbeatable location to create the ideal place to call home. Inside, every inch of this 452 sq. ft. home has been thoughtfully designed to maximize comfort and functionality. The bright, open living space is complemented by large windows that fill the home with natural light. The modern kitchen offers sleek cabinetry, pantry storage, quality finishes, and an inviting dining area that seamlessly connects to the living room—perfect for everything from quiet evenings at home to entertaining guests. A spacious bedroom provides a peaceful retreat and is conveniently situated beside the stylish full bathroom and in-suite laundry. Completing the home are a Juliet balcony, private storage locker, and the added benefit of low monthly condo fees. Life at Autumn extends far beyond your front door. Residents enjoy an impressive collection of resort-inspired amenities designed to enhance everyday living, including a fully equipped fitness centre, co-working spaces, social lounges, secure bike storage, visitor parking, dedicated bike and pet wash stations, and storage lockers conveniently located on every floor. What truly sets this home apart is its exceptional location. University District has become one of Calgary's premier urban communities, offering an unmatched walkable lifestyle where everything is just steps away. Spend your weekends exploring boutique shops, local cafés, award-winning restaurants, parks, and year-round community events. Walk to the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, or enjoy the convenience of nearby grocery stores, roof

top patio, fitness facilities, entertainment, and CF Market Mall—all without needing your car. Whether you're purchasing your first home, adding to your investment portfolio, searching for a home while attending university, or looking for a lock-and-leave lifestyle close to Calgary's leading medical campuses, this home offers outstanding value in one of the city's fastest-growing communities. Modern design, exceptional amenities, and an unbeatable location—this is University District living at its finest. Don't miss your opportunity to make it yours.