

**203, 3107 Warren Street NW
Calgary, Alberta**

MLS # A2210610



\$399,900

Division:	University District		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Fan Coil, ENERGY STAR Qualified Equipment, Humidity Control, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Concrete, Flat, Green Roof	Condo Fee:	\$ 255
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Mixed, Silent Floor Joists, Natural Gas	Zone:	DC
Foundation:	Perimeter Wall, Combination, Poured Concrete, Wood	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Step into the best of city living with Autumn at University District, a thoughtfully designed new condo community from Homes by Avi. This one-bedroom, one-bath unit combines modern comfort with elevated style in one of Calgary's most vibrant urban villages. Whether you're buying your first home, simplifying your space, or expanding your investment portfolio, this address offers the perfect balance of livability and location. Inside, buyers can choose from two curated interior palettes featuring quartz countertops, subway tile backsplashes, and sleek hardware in either matte black or polished chrome. Durable luxury vinyl plank flooring, Whirlpool appliances, and contemporary Moen fixtures complete the upscale aesthetic. Two walk-in closets and in-unit laundry make everyday living seamless, while a secure storage locker offers extra room for the things you don't need every day. Beyond your front door, Autumn raises the bar for condo living with lifestyle-focused amenities: a fitness centre, co-working and entertainment lounge, a top-floor terrace with fire tables and barbecues, heated bike storage, and even a pet wash station. The building is tailored for active, low-maintenance living, with every detail designed for comfort and connection. And the neighbourhood? Unmatched. University District brings together the energy of city life with the charm of a close-knit community. Grocery stores, cafés, restaurants, a movie theatre, dog parks, seasonal events, and even a winter skating rink are all connected by pedestrian-friendly pathways and green space. Steps from the University of Calgary, Foothills and Children's Hospitals, and just minutes to Market Mall, transit, and major routes, this location puts everything at your fingertips. Estimated possession is set for spring 2026 — giving you time to personalize your home and plan for what's

next. This isn't just a new condo; it's a lifestyle you'll love coming home to. PLEASE NOTE: Photos are Virtual Renderings and may not be the same fit and finish as the final spec unit.