509 3107 Warren Street NW

Calgary | Active | MLS® A2331793

$280,000









Bedrooms	Bathrooms	Year Built	Living area
1	1	2026	452 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331793
Bedrooms	1
Bathrooms	1

Year Built	2026
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	452 sq. ft.
Main Level Finished Area:	452 sq. ft.
Condo Fee:	$254.31
Condo Fee Includes:	Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	5
Stories Total:	6
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	2026 (Age: 0)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1

Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2512210
Heating:	Fan Coil
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Concrete, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	Other
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	Main Level
HOA Fee:	$1.00
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Elevator(s), Fitness Center, Parking, Storage
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	NA

Restrictions:	Pets Allowed
Pets Allowed:	Yes
Main Floor	Bedroom · 11'2" × 9'1" ·
Main Floor	Kitchen · 13'5" × 9'5" ·
Main Floor	Living Room · 11'4" × 9'11" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters
Exterior Features:	Other
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Jul 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/509-3107-warren-street-nw-calgary-a2331793/

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