518 3107 Warren Street NW

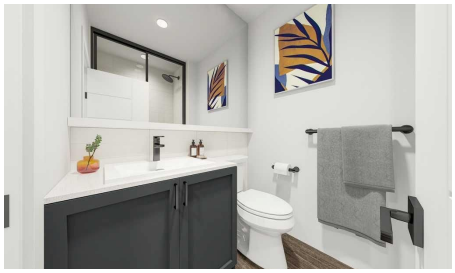
Calgary | Active | MLS® A2355758

$298,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2026**	**501 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to Autumn in University District, a beautifully designed Built-Green Registered condo by Homes by Avi, located in one of Calgary's most sought-after urban communities. This thoughtfully designed S1 floor plan offers a studio style floor plan with 1 bathroom, and approximately 551 sq. ft. of functional living space (501 RMS sq. ft.), perfectly blending smart design with modern style. The open-concept layout features a contemporary kitchen with pantry storage, bright living area, dedicated dining space, and a comfortable bedroom retreat with convenient access to the full bathroom and in-suite laundry. Designed for comfortable everyday living, this floor plan maximizes every square foot while still offering an airy and inviting feel - ideal for first-time buyers, professionals, students, healthcare workers, or investors looking for a low-maintenance lifestyle in a highly walkable community. Residents of Autumn enjoy an exceptional collection of amenities designed to elevate condo living, including a top-floor owner's terrace with BBQs, fire tables, and community garden spaces, a fully equipped fitness centre, stylish co-work and entertainment lounge, secure storage on every residential floor, visitor parking, main-floor bike storage with direct laneway access, and a dedicated bike and pet wash station. Located just steps from Central Commons Park, the vibrant retail main street, the University of Calgary, Alberta Children's Hospital, Foothills Medical Centre, and CF Market Mall, this is an unbeatable opportunity to own in one of Calgary's most vibrant and connected communities. Experience modern condo living, exceptional walkability, and lifestyle-driven design at Autumn by Homes by Avi.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355758
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:	501 sq. ft.
Condo Fee:	$277.43
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Professional Management, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	5
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls
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, ENERGY STAR Qualified Equipment
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Concrete, Metal Siding, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Vinyl Plank

Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	University District
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Recreation Room, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 10'7" × 10' ·
Main Floor	Walk-In Closet · 6' × 5'9" ·
Main Floor	Living Room · 11'8" × 10'7" ·
Main Floor	Eat in Kitchen · 13'6" × 10' ·
Main Floor	Laundry · 6' × 5'9" ·
Main Floor	Entrance · 5'1" × 4'7" ·
Title to Land:	Leasehold
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/518-3107-warren-street-nw-calgary-a2355758/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.