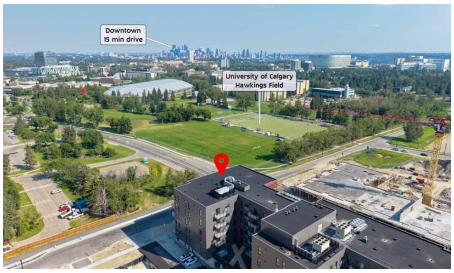
615 3107 Warren Street NW

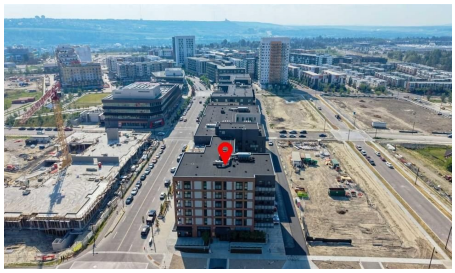
Calgary | Active | MLS® A2347500

$424,900









Bedrooms	Bathrooms	Year Built	Living area
1	1	2026	549.45 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Ultra Realty Ltd.

A closer look

Welcome to elevated urban living at the Autumn building by Homes by Avi. Perfectly positioned in the heart of Calgary's award-winning University District, this thoughtfully designed 1-bedroom, 1-bathroom residence offers 549.45 sq. ft. of bright, functional living space. The open-concept layout features large windows that flood the home with natural light, a contemporary kitchen complete with sleek cabinetry and pantry storage. The spacious bedroom provides a peaceful retreat, conveniently located beside the stylish full bathroom and in-suite laundry. Completing this modern home is a Juliet balcony, a private storage locker, and the added benefit of low monthly condo fees.

Life in this Built-Green Registered building extends far beyond your front door. Residents enjoy an exceptional collection of resort-inspired amenities designed to enhance everyday living. Unwind or entertain on the top-floor owner's terrace, featuring BBQs, fire tables, and community garden spaces. Additional building perks include a fully equipped fitness center, a stylish co-working and social lounge, secure storage rooms conveniently located on every residential floor, visitor parking, main-floor bike storage with direct laneway access, and a dedicated bike and pet wash station.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347500
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:	549.45 sq. ft.

Main Level Finished Area:	549.45 sq. ft.
Condo Fee:	$277.43
Condo Fee Includes:	Amenities of HOA/Condo, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Lot Area:	13,670 sq. ft.
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Top
Entry Level:	6
Stories Total:	6
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
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, Wood Frame
Structure Type:	High Rise (5+ stories)

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	ENERGY STAR Qualified Equipment, Other
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Unit
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:	N/A
Restrictions:	Pets Allowed
Pets Allowed:	Yes
Main Floor	Bedroom · 10'1" × 10'1" ·
Main Floor	Living Room · 15'9" × 12'2" ·
Main Floor	Kitchen · 13'7" × 5'4" ·
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, Quartz Counters
Exterior Features:	Playground
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/615-3107-warren-street-nw-calgary-a2347500/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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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.