624 3107 Warren Street NW

Calgary | Active | MLS® A2351795

$314,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2026**	**503 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Eligible first-time home buyers may qualify for NO GST on this home through the Government of Canada’s new GST relief program. Eligibility requirements apply. Visit a Homes by Avi show home or speak with your REALTOR® for more information.

Discover Autumn in University District-a Built Green® registered condominium by Homes by Avi, thoughtfully created for modern living in one of Calgary’s most desirable urban communities.

The A1 floor plan offers more than 500 sq. ft. of smartly designed living space, featuring one bedroom and one full bathroom. Its open-concept layout feels bright and welcoming, with a contemporary kitchen, pantry storage, a dedicated dining area and a comfortable living space. The well-appointed bedroom, full bathroom and in-suite laundry bring everyday convenience to this efficient and stylish home.

Ideal for first-time buyers, professionals, students, healthcare workers or investors, this floor plan makes excellent use of every square foot while maintaining an airy, comfortable feel.

Life at Autumn extends well beyond your front door. Residents will enjoy an impressive collection of amenities, including a top-floor owner’s terrace with BBQs, fire tables and community garden spaces; a fully equipped fitness centre; and a stylish co-working and entertainment lounge. Additional conveniences include heated underground parking, secure storage on every residential floor, visitor parking, main-floor bike storage with direct laneway access, and a dedicated bike and pet wash station.

Step outside and enjoy everything University District has to offer. Central Commons Park, shops, restaurants and everyday services are all close by, along with the University of Calgary, Alberta Children’s Hospital, Foothills Medical Centre and CF Market Mall.

Modern design, exceptional amenities and one of Calgary’s most walkable neighbourhoods come together at Autumn by Homes by Avi.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351795
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:	503 sq. ft.
Condo Fee:	$254.31
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:	6
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
Builder:	Homes By Avi
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 · 11'1" × 9'8" ·

Main Floor	Living Room · 10'2" × 1'6" ·
Main Floor	Eat in Kitchen · 13'3" × 9'7" ·
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 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/624-3107-warren-street-nw-calgary-a2351795/

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.