

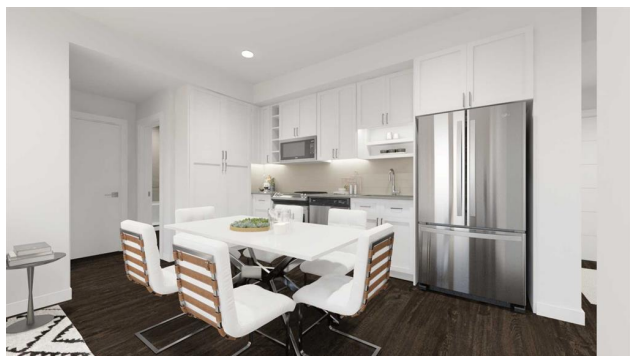


THE
A-TEAM

**RE/MAX
FIRST**

3107 WARREN Street #317, Calgary T2L 2K7

MLS® #: **A2183985** Area: **University District** Listing Date: **01/05/25** List Price: **\$529,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2026**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **739**
 Low Sqft:
 Ttl Sqft: **739**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Insulated, Parkade, Stall, Titled, Underground**

Utilities and Features

Roof: **Concrete, Flat, Green Roof**
 Heating: **Boiler, Fan Coil, ENERGY STAR Qualified Equipment, Humidity Control, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Composite Siding, Concrete, Metal Siding, Mixed, Silent Floor Joists, Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Perimeter Wall, Combination, Poured Concrete, Wood**

Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`1" x 9`8"	Bedroom - Primary	Main	11`1" x 9`6"
Walk-In Closet	Main	4`10" x 5`7"	Balcony	Main	18`2" x 10`0"
Laundry	Main	6`10" x 3`9"	3pc Bathroom	Main	5`7" x 7`9"
Walk-In Closet	Main		Bedroom	Main	9`5" x 10`0"
Kitchen With Eating Area	Main	13`3" x 9`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$338

Leasehold
Fee Freq:
Monthly

DC

Legal Desc: 2410934

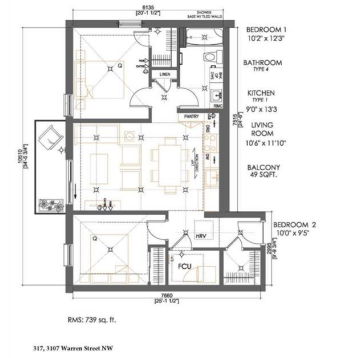
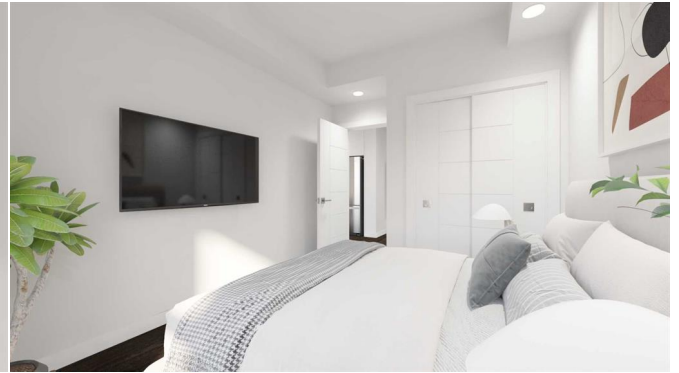
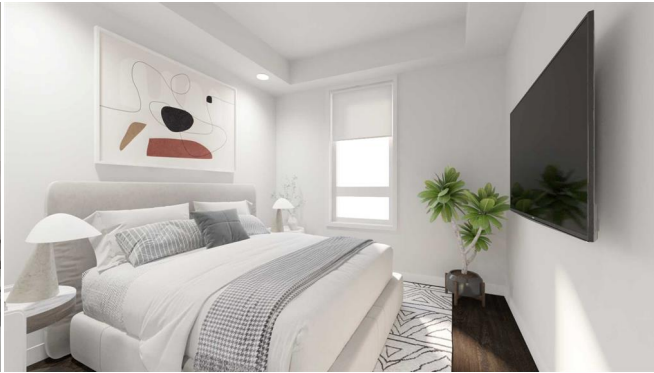
Remarks

Pub Rmks: **Welcome to Autumn at University District, where thoughtful design meets everyday convenience. This 2-bedroom, 1-bathroom condo is as functional as it is fabulous. Kick off your shoes in the walk-in entry closet, tackle laundry day with ease in your private laundry room, and unwind on your balcony with views that are better than any screen saver. The main bedroom features a walk-in closet fit for a clothing enthusiast, while modern finishes throughout ensure your home is effortlessly chic. And don't worry about the weather—your titled parking stall in the heated underground parkade has you covered, along with an assigned storage stall for all your extra stuff. Autumn isn't just a place to live; it's a place to thrive. With a fully equipped fitness center, a co-work/entertainment lounge for business or leisure, and a bike and pet washing station, every detail is designed to make life easier (and more fun). Secure storage and bike parking mean you can ditch the clutter, while professional management in the lobby adds a touch of concierge-level convenience. Step outside, and you're in the heart of University District's bustling Retail Main Street. From ice cream at Village to VIP movies at Cineplex, everything you need is just steps away—including the 3-acre Central Commons Park, perfect for four seasons of outdoor fun. With major hubs like the University of Calgary and Foothills Medical Centre nearby, your commute will be as short as your coffee run. Autumn isn't just a home; it's your next chapter. Please note - Photos are virtual renderings of finished suite.**

Inclusions: N/A
Property Listed By: CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





INTERIOR FINISHING
PROJECT: AUTUMN (Block 17 @ West Campus)
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INTERIOR DOOR HARDWARE: Halfax (SQF)

FAIRFIRE ONE: POLISHED CHROME **INTERIOR DOOR PROFILE**

Living Door **8" Pass Door**

FAIRFIRE TWO: MATTE BLACK **8" Pass Door**

Living Door

Note: All Interior Public Doors to be Matte Black with brass hardware.

CASING PROFILE: 2 1/2" MITER **BERYL**

BASEBOARD PROFILE: 4" FLAT

CABINETS:
FINISH: 1. POLISHED CHROME 2. MATTE BLACK

Colton Mist **Cashmere Dusk**

QUARTZ COUNTER TOPS:
Heist & Holt **Casablanca - Ocean Foam (EM)**

Casablanca - Stone Grey (EM) **Casablanca - Ocean Foam (EM)**

Jessica H. Johnson
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3/18/24 11:07
 NOTE: Area size was calculated by applying the RMC measurements to the respective provided by the builder.

November 5, 2024

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KITCHEN & BATHROOM WALL TILE

PALETTE ONE: POLISHED CHROME

PALETTE TWO: WHITE BLACK



Crackle - Ecovetral Stone
8" x 8" Subway Tile - Polished

Crackle - Ecovetral Stone
8" x 8" Subway Tile - Matte

LVP FLOORING

PALETTE ONE: POLISHED CHROME

PALETTE TWO: WHITE BLACK



RICHMOND ELM FF PREMIUM - RUSTIC OAK

RICHMOND ELM FF PREMIUM - GAEL GRAY

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