

203, 2440 34 Avenue SW
Calgary, Alberta

MLS # A2207127

\$374,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 965 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Linoleum, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 505 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Laminate Counters, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: Fob, Master Key, Unit Key

PRICE REDUCTION: Welcome to this stylish and well-appointed 2-bedroom, 2-bathroom condo in Valhalla Court, perfectly situated in the vibrant South Calgary/Marda Loop community. Just steps away from top-rated cafes, boutiques, restaurants, and everyday amenities, this home offers an unbeatable urban lifestyle. Inside, the open floor plan is both comfortable and functional. The east-facing balcony is perfect for morning coffee or evening relaxation. The spacious primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom offers versatility for guests or a home office, with a nearby 4-piece bathroom. The central open concept living, dining, and kitchen area ties the space together, creating an inviting atmosphere for entertaining or unwinding. Additional highlights include in-suite laundry with extra storage space, secure underground parking, and elevator access to this second-floor unit. This property combines practicality with modern living, making it an excellent choice for homeowners or future renters alike. Whether you're a young professional, first-time buyer, or downsizer, this condo delivers exceptional value and a prime location in one of Calgary's most sought-after neighbourhoods. Don't miss your chance to call this Marda Loop property your home!