

# \$374,000 - 203, 2440 34 Avenue Sw, Calgary

MLS® #A2207127

**\$374,000**

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.00 Acres

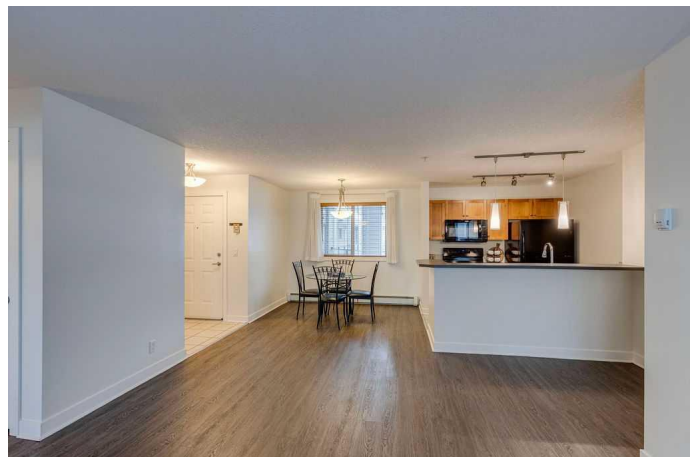
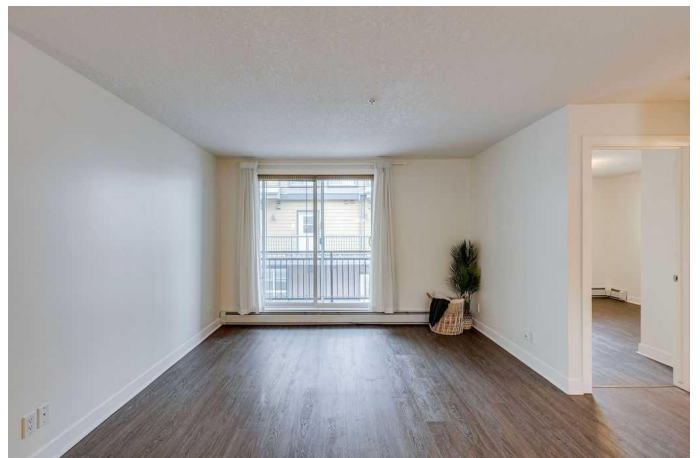
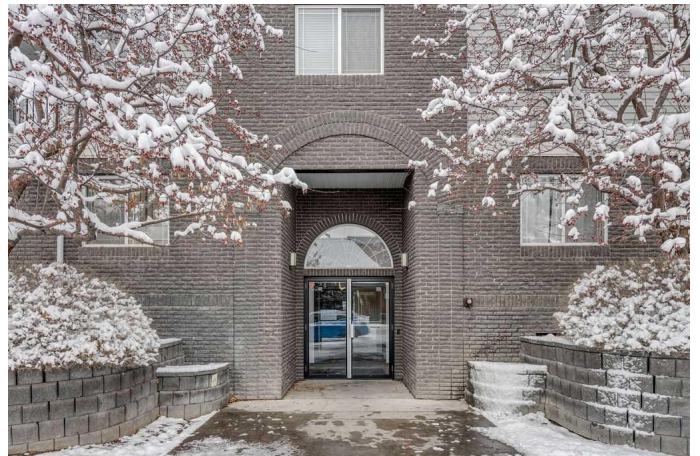
South Calgary, Calgary, Alberta

**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!

Built in 2003



## Essential Information

MLS® #	A2207127
Price	\$374,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	203, 2440 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2t2c8

## Amenities

Amenities	Elevator(s), Gazebo, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground, Secured

## Interior

Interior Features	Laminate Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle

Construction Stone, Vinyl Siding

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 2

Zoning M-C1

HOA Fees Freq. MON

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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