

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

MLS® #A2207127

**\$374,000**

2 Bedroom, 2.00 Bathroom, 965 sqft  
Residential on 0.00 Acres

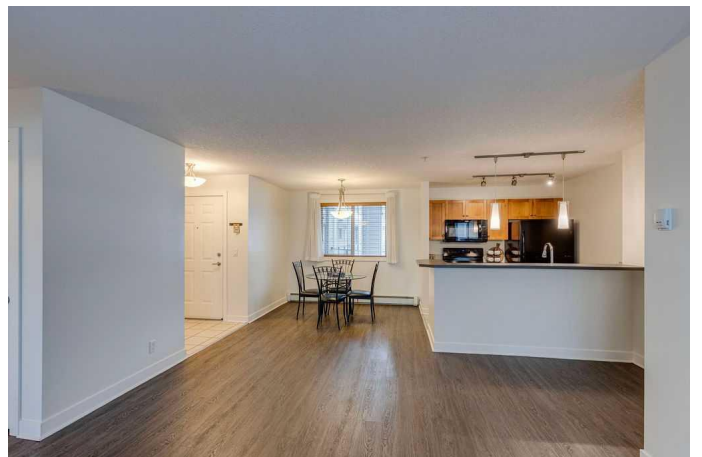
South Calgary, Calgary, Alberta

**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 17

Zoning M-C1

HOA Fees Freq. MON

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.