\$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

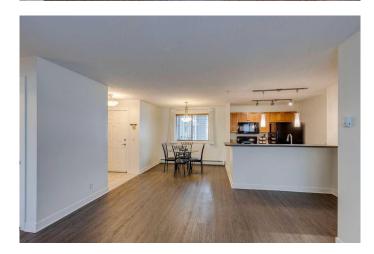
PRICE REDUCTION: Welcome to this stylish and well-appointed 2-bedroom, 2-bathroom condo in Valhalla Court, perfectly situated in the vibrant South Calgary/Marda Loop community. Just steps away from top-rated cafes, boutiques, restaurants, and everyday amenities, this home offers an unbeatable urban lifestyle.

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!







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), Parking, Secured Parking, Snow Removal, Trash, Visitor

Parking, Gazebo

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 33

Zoning M-C1

HOA Fees Freq. MON

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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