

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

MLS® #A2207127

## \$374,000

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.00 Acres

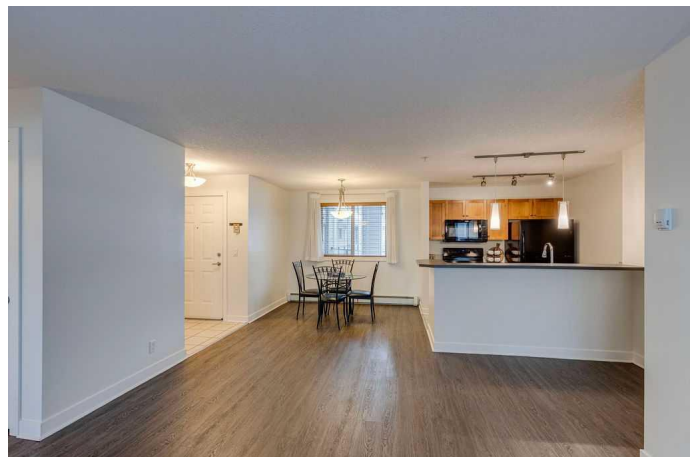
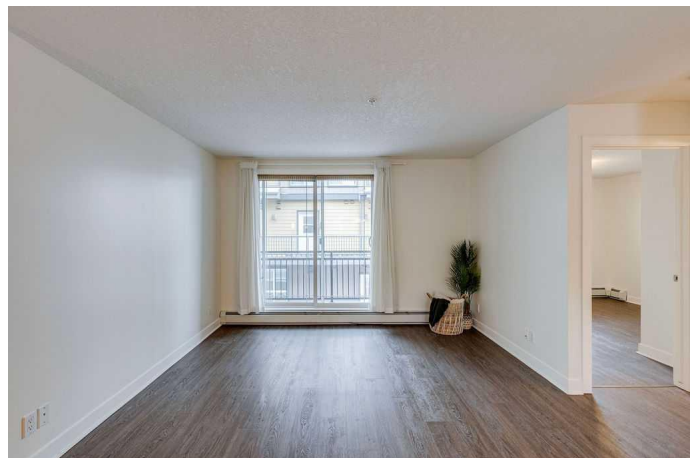
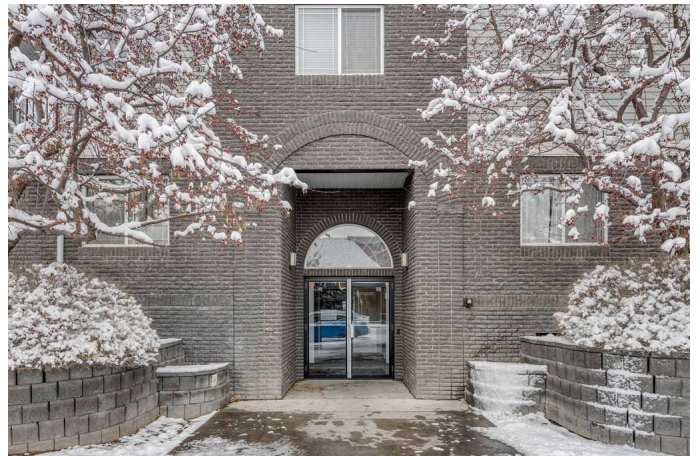
South Calgary, Calgary, Alberta

**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), 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        35  
Zoning                  M-C1  
HOA Fees Freq.        MON

**Listing Details**

Listing Office           Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.