\$375,000 - 204, 2440 34 Avenue Sw, Calgary

MLS® #A2195920

\$375,000

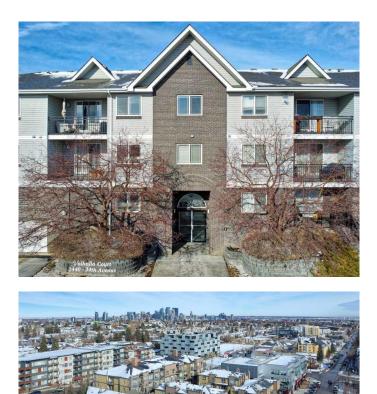
2 Bedroom, 2.00 Bathroom, 1,033 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Live the Marda Loop Dream: Your Urban Sanctuary Awaits at The Vallhalla! Imagine a life where your doorstep opens to boutique shops, trendy cafes, and green spaces. This is the Marda Loop dream, waiting for you at The Vallhalla. This spacious and meticulously cared-for 2-bedroom, 2-bathroom condo in Valhalla Court offers a rare blend of urban convenience and peaceful retreat. Inside this bright 2nd-floor unit, you'll be greeted by an inviting atmosphere. The open-concept design seamlessly connects the living spaces, perfect for entertaining or relaxing. Tile and laminate flooring extends throughout. The well-appointed kitchen features stainless steel appliances, maple cabinets, a breakfast bar, and a stylish tile backsplash, inspiring culinary creativity. The split bedroom design ensures privacy and tranquility. The expansive primary suite offers generous space, a walk-through closet, and a private 4-piece ensuite bathroom. The second bedroom is equally impressive, offering ample space for guests or a home office. A full 4-piece bathroom is conveniently located nearby.

Step onto your private balcony and soak in the neighborhood views. Enjoy your morning coffee, weekend BBQ or an evening cocktail in your outdoor haven.

Living at The Vallhalla means you're steps away from everything Marda Loop offers. Cross the street to Safeway for groceries, grab coffee at Starbucks, or explore the diverse





culinary scene along 33rd Avenue. Beyond your doorstep, explore scenic bike and walking paths or head to nearby River Park with its vast green spaces. Marda Loop is known for its strong community spirit and vibrant cultural scene. Downtown is a quick 7 minute drive or 18 minute bike ride away; Mount Royal University is 5 minutes by car or 8 minutes by bike. Connecting thoroughfares offer convenient access to the University of Calgary, Rockyview Hospital or quick escape west to the mountains.

Added perks include heated underground parking, in-suite laundry, low condo fees, and a pet-friendly policy.

Marda Loop blends urban convenience, a trendy main street charm and smart location. This condo offers a gateway to a vibrant, connected, and fulfilling lifestyle.

Built in 2003

Essential Information

MLS® #	A2195920
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	2003
Туре	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	204, 2440 34 Avenue Sw
Subdivision	South Calgary
City	Calgary

County	Calgary	
Province	Alberta	
Postal Code	T2T 2C8	
Amenities		
Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking, Gazebo	
Parking Spaces	1	
Parking	Enclosed, Garage Door Opener, Heated Garage, Parkade, Titled, Underground	
# of Garages	1	
Interior		
Interior Features	Open Floorplan, Storage, Vinyl Windows	
Appliances	Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings	
Heating	Baseboard, Natural Gas	
Cooling	None	
# of Stories	3	
Basement	None	
Exterior		
Exterior Features	Balcony, Courtyard	
Roof	Asphalt Shingle	
Construction	Brick	
Foundation	Poured Concrete	
Additional Information		
Date Listed	February 21st, 2025	

Date Listed	February 21st, 2025
Days on Market	46
Zoning	M-C1

Listing Details

Listing Office 2% Realty

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.