

# \$350,000 - 204, 2440 34 Avenue Sw, Calgary

MLS® #A2195920

**\$350,000**

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	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,033
Acres	0.00
Year Built	2003
Type	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), Gazebo, Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Underground, Enclosed
# 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
Days on Market	70
Zoning	M-C1

### Listing Details

Listing Office	2% Realty
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