

\$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 |
| 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), 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

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|----------------|---------------------|
| Date Listed | February 21st, 2025 |
| Days on Market | 42 |
| Zoning | M-C1 |

Listing Details

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|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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