



GRASSROOTS
REALTY GROUP

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203, 2440 34 Avenue SW
Calgary, Alberta

MLS # A2207127



\$374,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fob, Master Key, Unit Key

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!