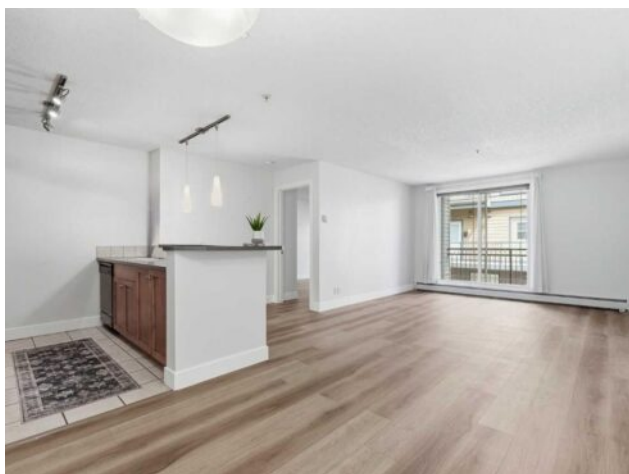


203, 2440 34 Avenue SW
Calgary, Alberta

MLS # A2306767



\$349,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	964 sq.ft.	Age:	2003 (23 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:	\$ 558
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Valhalla Court, where style, comfort, and location come together in the heart of South Calgary's vibrant Marda Loop. This beautifully maintained 2 bedroom, 2 bathroom condo places you just steps from some of Calgary's best cafes, boutiques, restaurants, and everyday essentials, offering the ultimate inner city lifestyle. Inside, the thoughtfully designed open concept layout feels both functional and inviting, perfect for everyday living or entertaining. Start your mornings on the east facing balcony with coffee in hand and unwind in the evening in a space filled with natural light and warmth from the west facing window overlooking the courtyard. The spacious primary retreat features a walk in closet and private 4 piece ensuite, while the second bedroom offers flexibility for guests or a home office, conveniently located next to another full bathroom. Freshly updated with brand new flooring, paint, and trim, this home is completely move in ready. Additional highlights include in suite laundry with extra storage, secure underground parking, and elevator access to this well maintained second floor unit. Whether you are a first time buyer, young professional, downsizer, or investor, this is a rare opportunity to own in one of Calgary's most sought after communities. Live steps from it all. This is Marda Loop living at its best.