

**204, 2440 34 Avenue SW
Calgary, Alberta**

MLS # A2195920



\$350,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,033 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 536
Basement:	None	LLD:	-
Exterior:	Brick	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

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 Vallhalla 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.