



## 2440 34 Avenue Calgary Alberta

\$398,000

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! (id:6769)

Primary Bedroom 16.33 Ft x 11.92 Ft

Living room 16.83 Ft x 16.50 Ft

Laundry room 7.08 Ft x 5.58 Ft

Kitchen 7.92 Ft x 8.17 Ft

Dining room 8.33 Ft x 9.58 Ft

Bedroom 12.08 Ft x 13.00 Ft

4pc Bathroom 9.75 Ft x 5.92 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.



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**Mirror**

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