



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2440 34 Avenue #203, Calgary t2t2c8**

MLS®#: **A2179795**      Area: **South Calgary**      Listing Date: **11/20/24**      List Price: **\$398,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2003**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Secured,Titled,Underground**

Finished Floor Area

Abv Sqft: **965**  
 Low Sqft:  
 Ttl Sqft: **965**

DOM

**2**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Stone,Vinyl Siding**  
 Flooring: **Linoleum,Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Laminate Counters,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`4" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`10" x 16`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`1" x 5`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`11" x 8`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`1" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`9" x 5`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>

Legal/Tax/Financial

Condo Fee: **\$505**      Title: **Fee Simple**      Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0312756**

Remarks

Pub Rmks: **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!**

Inclusions: **Fob, Master Key, Unit Key**  
Property Listed By: **Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









