

# \$294,900 - 214, 2440 34 Avenue Sw, Calgary

MLS® #A2089066

**\$294,900**

1 Bedroom, 1.00 Bathroom, 829 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to Valhalla Court, located in the highly desirable community of Marda Loop! Natural light floods into this extremely spacious, almost 850 sq ft open concept one bedroom unit. The kitchen boasts stainless steel appliances, lots of cabinet space, granite counter tops, and a breakfast bar. Take advantage of the adjacent floor space for a dining area, office, play zone, or personal gym. The bright and square-shaped living room makes it a breeze to lay out your furniture and entertainment center. Similar in size to the living room is your primary bedroom with walk-in closet. Relax in your 4-piece bathroom with a separate shower from the soaker tub. Find useful storage space in the laundry room. This pet-friendly condo offers a dog walk, garden and courtyard as well as visitor parking spots and bike racks. Titled and heated underground parking with an added perk of the oversized parking stall that's in front of the elevator. This condo is highly accessible with public transit and is close to all amenities, from parks and specialty fitness centers, to grocery stores and restaurants. Perfect inner city living could be yours! View it today before it's gone.

Built in 2003

## Essential Information

MLS® # A2089066

Price \$294,900



|                |               |
|----------------|---------------|
| Sold Price     | \$293,400     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 829           |
| Acres          | 0.00          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 214, 2440 34 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2C8                |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Parking, Visitor Parking |
| Parking Spaces | 1                                     |
| Parking        | Titled, Underground                   |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer |
| Heating           | Baseboard                                                          |
| Cooling           | None                                                               |
| # of Stories      | 3                                                                  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Courtyard                       |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 25th, 2023 |
| Date Sold   | November 4th, 2023 |

|                |      |
|----------------|------|
| Days on Market | 10   |
| Zoning         | M-C1 |
| HOA Fees       | 0.00 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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