

\$1,990,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2197679

\$1,990,000

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

Welcome to a rare gem nestled in prestigious Pump Hill, this home stands proudly beside a park, with neighbours on one side, green space/park land on the other and behind. “ MAIN: Step through a massive 4' x 8' pivot door into a breathtaking foyer, with vaulted ceilings soaring to over 20 feet. To your right, the sun-drenched living room features floor-to-ceiling windows, vaulting to 12'7", & a captivating 3-sided fireplace. Adjacent to the living room is a flexible space with windows overlooking the park—ideal as a home office, formal dining room, piano or art room. The open-concept kitchen & dining features a 9' ceiling, oversized island with premium granite & seating for 4 or 5 people, wine fridge, 2-tone custom cabinetry (soft-close) & a 16' built-in hutch. Modern appliances feature a double oven, smart fridge with wifi & an induction cooktop. Don't miss the hidden walk-in pantry with granite counters, full-height cupboards, & oversized fridge. The mudroom offers 2 built-in benches, large closet, heated tile & access to a main-floor bathroom. The bathroom is complete with a full-sized shower. “ UPPER: The spacious primary suite showcases park & garden views, private balcony & spa-inspired ensuite with heated floors, double sinks, soaker tub, shower with multiple jets, private water closet & walk-in dressing area. There are two additional large bedrooms. One with park views, the other with mountain views. A 2nd full bathroom has heated floors, a tub/shower combo & double sinks. There is a



bright laundry room with access to a front balcony featuring amazing mountain views. â€“ LOWER: Designed for entertaining, the basement has a wine room, state-of-the-art movie room with 87â€• TV & sound system (included), & games room with wet bar, fridge, dishwasher. A large guest bedroom, semi-private bathroom, & ample storage add to the appeal. â€“ OUTDOOR: An expansive no maintenance deck offers a gas hookup for easy grilling, while the custom shed features large windows, modern lighting & skylight. There are several mature trees, gardens, & an in-ground sprinkler. â€“ ADDITIONAL: Recently updated with new windows (through most of the house), air conditioning upstairs, on-demand water heating, new lighting, engineered hardwood on main & upper & luxury vinyl in the basement. â€“ EXTERIOR: Hardie board siding, cultured stone, & triple-pane windows (front). â€“ UNBEATABLE LOCATION: Located in a mature SW neighborhood minutes from top-rated schools, Southland Leisure Centre, Glenmore & Heritage Park, shopping centers, & amenities. With quick access to the ring road & Southwest BRT, convenience is at your doorstep.

Built in 1978

Essential Information

MLS® #	A2197679
Price	\$1,990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,762
Acres	0.21
Year Built	1978
Type	Residential

Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	204 Pump Hill View Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4M9

Amenities

Utilities	Cable Available, Cable Internet Access, Electricity Connected, High Speed Internet Available, Natural Gas Connected, Underground Utilities, Water Connected
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized
# of Garages	2

Interior

Interior Features	Bar, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Low Flow Plumbing Fixtures, Skylight(s), Tankless Hot Water, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Built-In Refrigerator, Convection Oven, Double Oven, Induction Cooktop, Instant Hot Water, Wine Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas, Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Electric, Recreation Room, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden, Lighting
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Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Street Lighting, City Lot, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Gentle Sloping, Lawn, No Neighbours Behind, Reverse Pie Shaped Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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