

# \$1,950,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2197679

**\$1,950,000**

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

OPEN HOUSE TODAY, Sat. May 3, 1-4PM.  
4,157 sq ft on 3 floors. 4 beds/4 full baths.  
Amazing modern luxury home with park on 2 sides. Visit and see the incredible 9-year TRANSFORMATION, designed by an artist and an engineer, complete with high-end finishes & innovative upgrades. Gone is the sunken living room. A large part of the main floor was leveled for a new kitchen, dining, butler's pantry, mudroom, bathroom with shower. Laundry was moved to the bedroom level. ENTER through a beautiful, MASSIVE 8' x 48" Walnut pivot door into a large foyer where ceilings rise over 20'. Stunning CHANDELIERS hanging like jewels in the airy space. Your eyes are drawn to a stunning 3 storey STONE WALL visually connecting the 3 floors. A skylight, high up on the wall further amplifies abundant natural light. To the right, the living room vaults to 13' and features floor-to-ceiling windows and a captivating 3-sided fireplace. Opposite, a MAIN FLOOR OFFICE has vaulted ceilings and large corner windows overlooking the park. NEXT, the new open-concept kitchen and dining boasts 9' ceilings, an oversized island with premium granite (seating for 4-5), wine fridge, 2-tone soft-close cabinetry, and a convenient 16' built-in hutch. High-end appliances include a double oven with a microwave, WiFi-enabled smart fridge, and induction cooktop (there's a gas connection as well). DON'T MISS the hidden walk-in Butler's pantry, with granite counters, full-height cupboards and a second,



oversized fridge. The new MUDROOM features 2 built-in benches, large closet, heated tile flooring, and access to a bathroom with a SHOWER. -- UPSTAIRS the large PRIMARY SUITE impresses with PARK & GARDEN views, private balcony, and spa-inspired ensuite with heated floors, double sinks, soaker tub, multi-jet shower, private water closet, and walk-in dressing area. 2 additional spacious bedrooms showcase PARK VIEWS in one, MOUNTAIN VIEWS in the other. A 2nd full bathroom offers heated floors, a tub/shower combo, and double sinks. The bright laundry room opens to a front balcony with stunning MOUNTAIN VIEWS. -- The LOWER level was designed for entertaining and includes a wine room, state-of-the-art movie room (87" TV & sound system included), games room with wet bar, bar fridge and dishwasher, storage room, plus a generous guest bedroom with a semi-private bathroom. -- OUTDOORS an expansive maintenance-free composite deck is complete with a gas hookup. A matching custom shed has large windows, modern lighting, plugs, and skylight. Landscaping features mature trees, gardens, and an in-ground sprinkler. -- ADDITIONAL -- new windows through most of the home -- triple-pane in the front, air conditioning upstairs (2024), on-demand water heating (2018), upgraded flooring, all new lighting, Hardie board siding and cultured stone (2024). -- MINUTES from ROCKYVIEW HOSPITAL, top-rated schools, Southland Leisure, Glenmore & Heritage Park, shopping & amenities. Quick access to the ring road & SW BRT.

Built in 1978

### **Essential Information**

MLS® #	A2197679
Price	\$1,950,000

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

### Interior

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

# of Fireplaces	2
Fireplaces	Gas, Living Room, Three-Sided, Electric, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	February 27th, 2025
Days on Market	65
Zoning	R-C1

## Listing Details

Listing Office	Real Broker
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