

# \$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 SATURDAY May 3, 1-4PM.  
Over 4,000 sq ft on 3 floors. 4 beds/4 full baths. Amazing luxury home with park on 2 sides. INSIDE, the home has been through an incredible 9-year TRANSFORMATION, designed by an artist and an engineer, 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. Enter through a MASSIVE 8' x 48" Walnut pivot door. Ceilings rise over 20'. 2 stunning CHANDELIERS hanging like jewels in the airy space. Your eyes are immediately 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 2 large corner windows overlooking the park. NEXT, the new open-concept kitchen and dining boast 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 oversized fridge. A well designed MUDROOM features 2 built-in



benches, large closet, heated tile flooring, and access to a bathroom with a SHOWER. -- UPSTAIRS -- a large PRIMARY SUITE impresses with PARK & GARDEN views, private balcony, and spa-inspired ensuite with heated floors, double sinks, soaker tub, multi-jet shower, 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. There is a bright laundry room opening to a front balcony with stunning mountain VIEWS. -- LOWER -- Designed for entertaining, the lower level 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 -- Enjoy the expansive maintenance-free composite deck 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 â€" 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). -- THE AREA -- 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	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, Beamed Ceilings, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Built-In Oven, Convection Oven, Dishwasher, Double Oven, ENERGY STAR Qualified Appliances, Garage Control(s), Induction Cooktop, Instant Hot Water, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, High Efficiency, Mid Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

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

## Exterior

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

## Additional Information

Date Listed	February 27th, 2025
Days on Market	62
Zoning	R-C1

## Listing Details

Listing Office	Real Broker
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