

\$1,884,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2221455

\$1,884,000

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

OPEN HOUSE SATURDAY, MAY 31, 2-4PM.

4,157 sq ft on 3 floors. 4 beds/4 full baths.

Welcome to a beautifully renovated contemporary home, set on a rare lot bordered by a beautifully maintained park, both to the side and behind. Located in a quiet Southwest neighborhood—it's just minutes from top schools, Rockyview Hospital, Southland Leisure Centre, major amenities and just 5 minutes from the new Stoney Trail Ringroad.

Gone is the sunken living room as well as the raised half of the main floor. The reimagined main floor showcases a new kitchen/dining with 9 foot ceilings, hidden butler's pantry, main floor office, full bathroom, and mudroom. The decor has been transformed (2024) with warm woods, soft textures, and a calming neutral palette. This combined with high-end finishes, innovative upgrades, and a secret room create a truly modern and unique home.

Enter through an oversized 8' x 48" Medieval Walnut pivot door into a foyer with 20'+ ceilings, 3-storey stone wall, skylight, and dramatic lighting. The first thing you notice is how bright the home is. There are large windows everywhere. To your left the living room features 13' vaulted ceilings, shaped floor-to-ceiling windows, and a 3-sided fireplace. Next, a main floor office (could be a formal dining room) has vaulted ceilings and large corner windows overlooking the park.



The amazing new kitchen includes an oversized premium granite island (seats 4-5), soft-close cabinetry, built-in 16' hutch, wine fridge, and premium appliances: double wall oven with microwave, induction cooktop, and smart fridge. A hidden walk-in butler's pantry has granite counters and cabinets as well as a second full-size fridge. There's a mudroom with designer inspired teal and white heated tile that includes a double closet, 2 benches and access to a main floor bathroom, complete with a shower.

UPSTAIRS: the spacious primary suite shows garden and park views, a private balcony, and a spa-like ensuite with double vanity, heated floors, soaker tub, multi-jet shower, private water closet, and walk-in dressing area. 2 additional oversized bedrooms feature a view of the park or mountains. A second full bathroom includes a double vanity, heated floors, and a tub/shower combo. The bedroom level laundry opens to a front balcony with more mountain views.

DOWNSTAIRS: a professionally designed entertainment level: custom wine room, home theatre (87" TV & sound system included), games room with wet bar, dishwasher and bar fridge, guest bedroom, semi-private bath and a storage room.

OUTSIDE: low-maintenance deck with gas hookup, mature trees and gardens, in-ground irrigation, and a custom matching shed with power, skylight, and modern lighting.

EXTRA: new windows through most of the home (triple-pane at front), Hardie board siding and cultured stone (2024), A/C upstairs (2024), on-demand water heating (2018); upgraded flooring: Engineered white oak up and main, luxury vinyl downstairs, and all-new modern lighting throughout (2024).

Built in 1978

Essential Information

MLS® #	A2221455
Price	\$1,884,000
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, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected, Cable Internet Access, Underground Utilities
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized
# of Garages	2

Interior

Interior Features	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Beamed Ceilings, Chandelier, Low Flow Plumbing Fixtures, Tankless Hot Water
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Garage Control(s), Induction Cooktop, Microwave,

	Refrigerator, Washer/Dryer, Water Softener, Wine Refrigerator, Convection Oven, ENERGY STAR Qualified Appliances, Tankless Water Heater
Heating	High Efficiency, Forced Air, Natural Gas, Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Three-Sided, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	May 15th, 2025
Days on Market	15
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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