

\$1,790,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2221455

\$1,790,000

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

PARK/GREENSPACE SIDE + back |

One-of-a-Kind renovated contemporary home |

3 + 1 bed/3 + 1 bath, TOTAL 4,157 sf | 2

balconies with amazing views: front

mountains, back park and gardens | large

no-maintenance rear deck |

Original custom home underwent a complete

transformation over the last 9.5 years

(finishings recently completed in 2024)

seamlessly blending beauty, functionality and

understated luxury. These elements

harmonize with high-end finishes, innovative

upgrades, and a discreetly integrated secret

room, culminating in a truly BEAUTIFUL

HOME.

Gone are the awkward levels and sunken

spaces of the original layout. In their place:

soaring ceilings, seamless flow, and warmth

you feel the moment you enter.

Enter through an oversized 8' x 48" Walnut

PIVOT door, into a dramatic foyer, lit from

above by a skylight and anchored by a

3-storey stone wall. Your eye is immediately

drawn to 20'+ ceilings, and oversized windows

pouring light from every direction.

Enter the living room with a 13' vaulted ceiling,

shaped floor-to-ceiling windows, and 3-sided

fireplace. Next, a main floor office faces the

park, framed by tall corner windows and more

vaulted ceilings.

Dream kitchen: double wall oven with

microwave, induction cooktop, smart fridge

with WIFI. An oversized Titanium GRANITE

island with great storage + wine/beverage



fridge and seats 4â€“5. A custom hutch in the dining area adds 16' of additional counter space. Don't miss the hidden butlerâ€™s pantry (with its own fridge and prep space). Continue to a mudroom with designer inspired heated tile and a double closet, 2 benches plus access to a main floor bathroom, complete with shower.

UPSTAIRS: the spacious primary suite showcases garden and park views, private balcony, and spa-like ensuite with double vanity, heated floors, soaker tub, multi-jet shower, private water closet, and walk-in dressing area.

Two more oversized bedrooms have mountain/park views and share a full bath with double sinks and heated tile. A bedroom level laundry opens to a front balcony with an amazing mountain view.

DOWNSTAIRS â€“ custom wine room, home theatre with 87" TV and surround sound (included), games room with wet bar: fridge, dishwasher, large bedroom and a semi-private bath.

OUTSIDE: low maintenance deck with gas hookup, mature trees and gardens, in-ground irrigation, and custom shed designed to match the homeâ€™s complete with skylight, plugs and lighting.

EXTRAS (finishing completed in 2024): new kitchen/dining, main floor office, Butler's pantry, 4 new bathrooms, Hardie board siding, cultured stone, new windows â€“ triple-pane in front, A/C (2024), all new lighting, premium flooring: white oak on main, upper, luxury vinyl below. On-demand water heating (2018).

Walking distance to excellent schools (St. Benedict has a Spanish program). Close to Rockyview Hospital, Southland Leisure, Safeway/Coop, major amenities as well as the new Stoney Trail Ring Road.

Built in 1978

Essential Information

MLS® #	A2221455
Price	\$1,790,000
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	Beamed Ceilings, 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), Bar, Chandelier, Low Flow Plumbing Fixtures, Skylight(s), Tankless Hot Water, Wet Bar
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator, Built-In Oven, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Garage Control(s), Induction Cooktop, Tankless Water Heater, Water

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

Additional Information

Date Listed	May 15th, 2025
Days on Market	68
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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