

\$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

OPEN HOUSE Sat/Sun 1-3pm |
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, High Speed Internet Available, Water Connected, Cable Internet Access, Electricity Connected, Natural Gas Connected, Underground Utilities
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized
# of Garages	2

Interior

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

Heating	High Efficiency, Forced Air, Natural Gas, Mid Efficiency
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, BBQ gas line, Lighting, Courtyard, Garden
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaped, Street Lighting, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Gentle Sloping, Lawn, No Neighbours Behind, 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	63
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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