

\$1,924,000 - 204 Pump Hill View Sw, Calgary

MLS® #A2221455

\$1,924,000

4 Bedroom, 4.00 Bathroom, 2,762 sqft

Residential on 0.21 Acres

Pump Hill, Calgary, Alberta

OPEN HOUSE SAT. MAY 24, 2-4. 4,157 sq ft on 3 floors. 4 beds/4 full baths.

Fully renovated executive home showcases contemporary Scandinavian inspired design with warm woods, soft textures, and a calming neutral palette. Set on a rare lot bordered by parkland on two sides with only one neighbour, the location offers exceptional privacy in this quiet Southwest neighbourhood—just minutes from top schools, Rockyview Hospital, Southland Leisure, Glenmore Reservoir, and major amenities.

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 a functional mudroom. High-end finishes, innovative upgrades, and a secret room make this a truly modern and unique home.

A statement 8' x 48" walnut pivot door opens to a foyer with 20'+ ceilings, 3-storey stone wall, skylight, and dramatic lighting. The home is bright with large windows everywhere. The living room features 13' vaulted ceilings, shaped floor-to-ceiling windows, and a 3-sided fireplace. A main floor office with vaulted ceilings and large corner windows overlooks 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 with 2 benches and access to the main floor bathroom that's 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: there's a large, 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).

LOCATED: Close to top-rated schools, parks, shopping, and transit. Just 5 minutes to the new Ring Road and SW BRT.

Built in 1978

Essential Information

MLS® #	A2221455
Price	\$1,924,000
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, Water Connected, Cable Internet Access, High Speed Internet Available, Underground Utilities
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Oversized
# of Garages	2

Interior

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

Additional Information

Date Listed	May 15th, 2025
Days on Market	9
Zoning	R-C1

Listing Details

Listing Office	Real Broker
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