

# \$1,539,900 - 123 Pump Hill Place Sw, Calgary

MLS® #A2204254

**\$1,539,900**

4 Bedroom, 3.00 Bathroom, 2,190 sqft

Residential on 0.17 Acres

Pump Hill, Calgary, Alberta

**\*\* Open House Sunday May 4th from 2pm-4:30pm! "** Tastefully updated and spacious, this bungalow in the highly desirable community of Pumphill offers over 4,000 sq. ft. of developed space with three bedrooms up, one down, and a total of three full updated bathrooms. The exterior features a fresh coat of paint, brand-new natural stone accents, and newly installed natural stone pavers at the front landing. Inside, the home has been beautifully updated with top end designer lighting package, all-new millwork and grand lofted shiplap ceilings, perfectly complementing the wood-burning fireplace, which includes a grandfathered gas igniter. There is a bright sun room with lofted ceilings including exposed feature wood beams that can be used as a sitting area or office. The kitchen and dining area are stunning, featuring modern quartz backsplash, ample updated cabinetry, a built-in breakfast nook, seating at the island, and a formal dining space. Top-of-the-line Miele appliances include a 36" induction cooktop, built-in wall ovens, and a Miele coffee maker. The main level boasts three bedrooms, including a primary suite with a walk-in closet, new built-in wardrobe, and an updated ensuite. The expansive lower level is designed for both relaxation and entertainment, offering a modern wet bar, a spacious entertainment area with new built-ins, a large gym, a games area, a dry sauna, a full bathroom, storage rooms, and a fourth bedroom. Additional



features include central air conditioning, an irrigation system, a built-in vacuum system, and an attached double garage that has been freshly painted.

Built in 1976

**Essential Information**

MLS® #	A2204254
Price	\$1,539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,190
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	123 Pump Hill Place Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4C6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, See Remarks, Skylight(s), Soaking Tub
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Electric Cooktop, Range Hood, Refrigerator

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	33
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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