

\$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 to SIDE + back |
One-of-a-Kind home, MODERN RENOVATED
in/out | 3 + 1 bed/3 + 1 bath | TOTAL 4,157 sf
| Amazing views front + back | 2 balconies +
large 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 can 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 4-5. A custom hutch in the



dining area, adds 16' of additional counter space. Don't miss the hidden butler'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. The bedroom level laundry opens to a front balcony with an amazing mountain view.

DOWNSTAIRS – custom wine room, home theatre with 87" TV and surround sound (included), games room with wet bar: fridge, dishwasher, guest 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 home – 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 – triple-pane in front, A/C (2024), all new lighting, premium flooring - no installed carpet: 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.

Bonus: Select custom art can be included with the right offer.

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

	Washer/Dryer, Convection Oven, Double Oven, ENERGY STAR Qualified Appliances, Induction Cooktop, Wine Refrigerator, Water Softener
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, Corner Lot, Front Yard, Gentle Sloping, Landscaped, Lawn, Street Lighting, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, No Neighbours Behind, 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	60
Zoning	R-C1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.