

# \$1,280,000 - 203 Pump Hill View Sw, Calgary

MLS® #A2216061

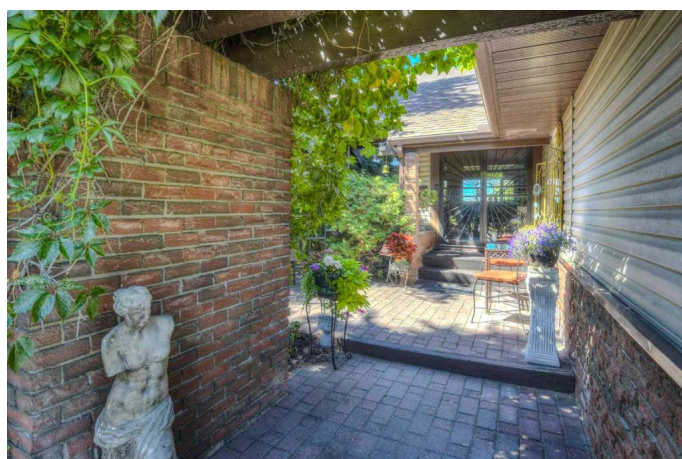
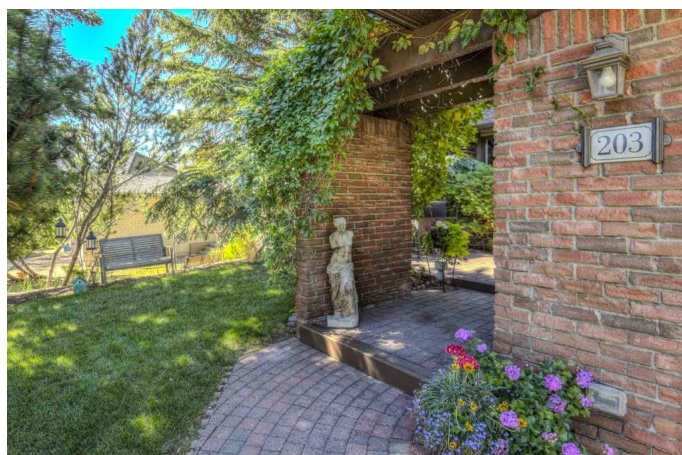
**\$1,280,000**

3 Bedroom, 3.00 Bathroom, 2,132 sqft

Residential on 0.17 Acres

Pump Hill, Calgary, Alberta

Mountain Views from every level, Renovated Pump Hill Beauty over 2,800 sq. ft. of developed space in this well designed 2 storey split. Location, Location house front faces east to green space/park and backing west to green space with walk way. Estate size Lot 66 x 120. Heated tiled Travertine throughout entry and kitchen, Site finished medium Oak hardwood throughout the rest of the house. Bright east Living room with 3 large floor to ceiling windows, Open to dining room. European style kitchen, Cream coloured custom cabinets, maple lined, and soft close. Island is dark stained and the counter tops black granite. Wolf 4 burner gas stove, Stainless chimney Hood Fan, Sub-Zero fridge integrated w/2 freezer drawers, Miele dishwasher, White Porcelain sink w/garburator. Glass in upper cabinets, also glass pocket doors to dining room. Kitchen open to cozy family room w/wood burning fireplace, gas log lighter , Bar with custom cabinets, wine fridge and black granite counter top. Double patio doors to large cedar deck w/pergola, main floor 2pc powder room , 3rd bedroom and laundry room with entrance to garage. Take the hardwood staircase to the upper level, Primary bedroom w/walk in closet and 3pc ensuite , cream coloured Marble counter top w/ Kohler sink, water closet and 6 ft. air jet tub, 5pc Main bath, Kohler sink Marble counter top, in floor heat, stunning 6 ft. tiled walk in shower w/seat, 10 ml glass on 2 sides and a peak a boo mountain view, 3 body



sprays also Kohler and double Steam shower ,2 shower heads, Large custom walk in closet built in dresser w/marble counter top. 2nd bedroom w/west exposure. 2 steps up to Large open lofted office/flex room with glass sliding door to balcony and amazing mountain view. The walk out basement has a banquette dividing the family room from the games area with a 9 x 12 pool table which can stay if Buyers like. The stairs to this area and lower level is the only carpet in the house which makes it a cozy space for entertaining. Large storage area 2 furnaces + 2 hot water tanks and water softener. Glass patio doors to slate stone patio w/gas hook up for BBQ and a Cedar Pergola w/seating. Mature landscaping and perennial gardens. Front East brick patio is lovely in the Summer for morning coffee. 3 Large 40 foot Spruce trees which add to the mature private landscaped yard. Air conditioning. Great home for a Couple or small Family. Friendly neighbourhood. Walking distance to the Glenmore Reservoir with beautiful walking paths, Sailing, Fishing, Schools, Churches, and great shopping, 5 mins to Stoney Trail, Rocky view hospital and Heritage Park. The area doesn't get any better 15 minutes to Downtown Calgary. Great opportunity and Value, we have loved this home for 27 years and renovated down to the studs. ONE OF CALGARY'S PREMIERE NEIGHBOURHOODS" Priced from \$900,000 to \$12,000,000.

Built in 1976

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2216061    |
| Price      | \$1,280,000 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |

|                |                |
|----------------|----------------|
| Half Baths     | 1              |
| Square Footage | 2,132          |
| Acres          | 0.17           |
| Year Built     | 1976           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 203 Pump Hill View Sw |
| Subdivision | Pump Hill             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2V 4R7               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated, Oversized, Front Drive, Garage Door Opener, Plug-In |
| # of Garages   | 468  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Storage, Bookcases, Ceiling Fan(s), Dry Bar   |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garburator, Humidifier, Microwave, Water Softener, Window Coverings, Wine Refrigerator, Built-In Gas Range, Other, See Remarks, Washer |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas Log, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Playground, Private Entrance |
|-------------------|--|

|                 |   |
|-----------------|---|
| Lot Description | Private, See Remarks, Views, Cul-De-Sac, Greenbelt, No Neighbours Behind, Street Lighting |
| Roof            | Asphalt   |
| Construction    | Brick, Vinyl Siding, Wood Frame   |
| Foundation      | Poured Concrete   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 59            |
| Zoning         | R-CG          |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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