

# \$1,499,999 - 123 Pump Hill Place Sw, Calgary

MLS® #A2204254

**\$1,499,999**

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          | \$1,499,999 |
| 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, Soaking Tub, Skylight(s)                  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Cooktop, Range Hood, Refrigerator, Double Oven |

|                 |                |
|-----------------|----------------|
| 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 | 34               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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