

# \$1,299,000 - 103 Pump Hill Place Sw, Calgary

MLS® #A2213763

**\$1,299,000**

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.17 Acres

Pump Hill, Calgary, Alberta

Nestled in one of Calgary's most prestigious communities, this beautifully upgraded home in Pump Hill offers the perfect blend of timeless elegance and modern functionality. This stunning two storey home is an entertainer's dream and a family's retreat. Step inside to discover a chef-inspired Empire kitchen adorned with granite countertops, rich Italian marble flooring, and top-tier Appliances including wall oven, warming drawers, brand new refrigerator and a high-end Wolf top gas range. The main floor flows seamlessly between a cozy spacious living room with gas fireplace and a sun-filled family room featuring custom built-ins.

Undoubtedly one of the homes highlights is the expansive 620 sq.ft private deck, designed to be an entertainer's paradise. Whether you're hosting summer soirées, cozying up beside the outdoor fireplace, or grilling your signature dish, you'll appreciate the three natural gas hookups for a BBQ, heater, and fire feature – all seamlessly integrated into this impressive space. This is where memories are made. Upstairs, the serene primary suite offers a private 3-piece ensuite, while two more generously sized bedrooms and a stylish main bathroom with heated Italian tile flooring complete the upper level. The fully finished basement is perfect for guests or extended family, with an additional bedroom and beautifully tiled 3-piece bath with heated floors. Additional features include a double attached garage with built-in storage and



bonus second fridge, plus an unbeatable location close to top-rated schools, Glenmore Reservoir, the sailing club, and Glenmore Landing shops and amenities. Don't miss your chance to own a turnkey home in one of Calgary's most exclusive enclaves. Welcome to the Pump Hill lifestyle.

Built in 1974

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213763    |
| Price          | \$1,299,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,865       |
| Acres          | 0.17        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 103 Pump Hill Place Sw |
| Subdivision | Pump Hill              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 4C6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home                                                                                             |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Warming Drawer |
| Heating           | Forced Air                                                                                                                    |
| Cooling           | None                                                                                                                          |
| Fireplace         | Yes                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                             |
| Fireplaces        | Gas                                                                                                                           |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Finished, Full                                                                                                                |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Yard     |
| Lot Description   | Landscaped, Private            |
| Roof              | Asphalt Shingle                |
| Construction      | Brick, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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.