

# \$1,750,000 - 322 Pumpridge Place Sw, Calgary

MLS® #A2239469

**\$1,750,000**

4 Bedroom, 4.00 Bathroom, 3,465 sqft

Residential on 0.44 Acres

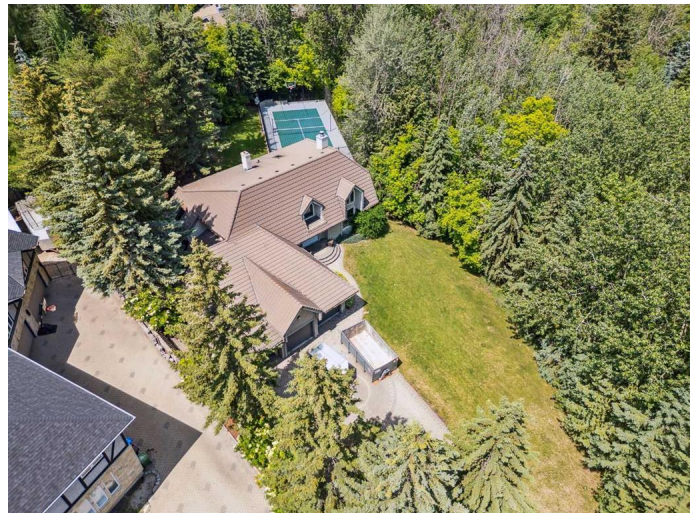
Pump Hill, Calgary, Alberta

Tucked away on a quiet cul-de-sac in one of Calgary's most exclusive communities, this rare offering presents one of the city's finest properties. The close to half acre pie-lot is secluded and backs directly onto a Municipal Nature Reserve on multiple sides. With multiple sun exposures and mature trees surrounding the property, the yard offers an unmatched level of privacy and natural beauty. The lot is home to a like-new 30x70 sport court, built on a concrete foundation and fully fenced and lit making it perfect for year-round recreation. The existing 3,500 SF home offers the potential for a significant renovation to the studs or the chance to tear down and build your dream home from the ground up. Opportunities like this are incredibly rare, especially on a property of this size and caliber. This is your chance to secure a truly exceptional piece of real estate in a coveted, established neighborhood that is ideal for families, investors, or custom home builders alike.

Built in 1986

## Essential Information

MLS® #	A2239469
Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4



Square Footage	3,465
Acres	0.44
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	322 Pumpridge Place Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5E4

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Closet Organizers, Quartz Counters, Skylight(s), Soaking Tub, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Basketball Court, Tennis Court(s)
Lot Description	Back Yard, Landscaped, Pie Shaped Lot, Private, Treed
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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