

# \$769,900 - 3 Pump Hill Landing Sw, Calgary

MLS® #A2254168

**\$769,900**

2 Bedroom, 3.00 Bathroom, 1,627 sqft

Residential on 0.17 Acres

Pump Hill, Calgary, Alberta

\*\*\* OPEN HOUSE Saturday Sept 6, 2025

2-4PM \*\*\* Welcome to 3 Pumphill Landing SW  
â€” a beautiful, character-rich bungalow with a bright and open floor plan, tucked away in the prestigious and quiet community of Pump Hill Landing. This 2-bedroom, 3-bathroom home with a main floor office offers over 1,590 sq ft on the main level, plus a fully finished basement with a potential third bedroom, ideal for guests or multigenerational living.

The spacious living room features vaulted ceilings, a classic wood-burning fireplace, and striking floor-to-ceiling windows that fill the space with natural light. Timeless details like elegant wall mouldings and custom architectural touches create an inviting and sophisticated atmosphere. The kitchen blends charm and function with a center island, floating shelf backsplash, stainless steel appliances, and glass doors leading to the front porchâ€”perfect for morning coffee or evening wine. A formal dining room and breakfast nook offer flexible entertaining options, and the main floor was recently painted throughout, giving the home a fresh, modern feel.

The primary suite is a relaxing retreat with a large skylight, a 5-piece ensuite including a jetted tub, walk-in tiled shower, dual sinks, and a spacious walk-in closet with built-in organizers. A bright den/home office at the front of the home is accented with detailed wall



moulding and abundant natural lightâ€”ready to fit your work-from-home lifestyle or hobby space.

The fully developed basement includes a generous recreation room, guest suite with 4-piece bath, kitchenette, and a large storage room with wood paneling and built-in shelving. A mirrored corner wall with cabinet-style detailing adds unique character to the space.

Enjoy two private patios and low-maintenance landscaping in the tranquil rear yard. Additional highlights include a double attached garage and unbeatable locationâ€”walking distance to Glenmore Landing, minutes to Chinook Centre, with easy access to Glenmore Trail and Stoney Trail.

This home offers exceptional value with pride of ownership shown throughout. It's perfect for empty nesters, snowbirds, or anyone looking to downsize without compromise in one of Calgary's most desirable villa-style communities.

Built in 1988

### **Essential Information**

MLS® #	A2254168
Price	\$769,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,627
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	3 Pump Hill Landing Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 5C1

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Few Trees, See Remarks
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 5th, 2025
Days on Market	3
Zoning	R-CG

HOA Fees 322  
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**Listing Details**

Listing Office RE/MAX Complete Realty

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