

# \$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	12
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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