

# \$950,000 - 224 Pump Hill Crescent Sw, Calgary

MLS® #A2234956

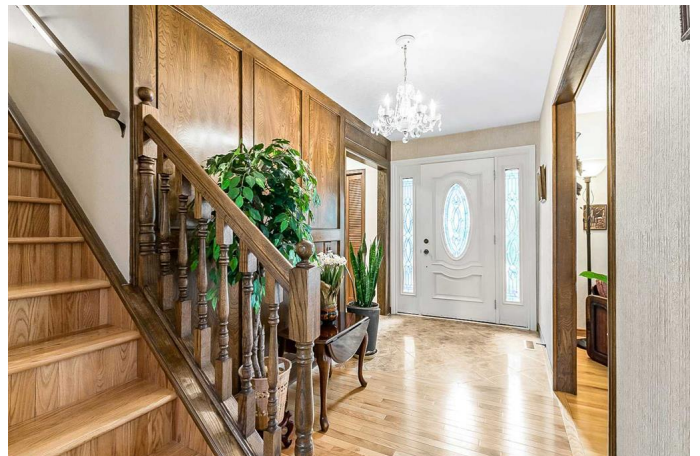
**\$950,000**

4 Bedroom, 3.00 Bathroom, 2,144 sqft

Residential on 0.16 Acres

Pump Hill, Calgary, Alberta

Discover the perfect blend of comfort and potential in this impressive two-storey home nestled in one of Calgary's most prestigious neighborhoods. This 2,144 square foot residence offers four bedrooms and two and a half bathrooms, creating an ideal layout for modern family living. The main floor welcomes you with beautiful hardwood floors flowing throughout the formal living and dining rooms. The spacious kitchen features a convenient island and connects seamlessly to a cozy breakfast nook and expansive family room, complete with a wood-burning fireplace and patio doors leading to your private backyard sanctuary surrounded by mature trees. Practical main floor laundry and a flexible bedroom or office space add convenience to daily life. Upstairs, three generously sized bedrooms await, including a large primary bedroom with walk-in closet and three-piece ensuite bathroom. The fully finished basement provides additional living space with a recreation room and valuable storage areas, while the entire home presents excellent renovation potential for those seeking to customize their investment. Note: Furnace (2025), hot water tank (2025), roof shingles (2018). Location advantages are exceptional in this friendly neighborhood. Enjoy walking distance access to the Glenmore Reservoir with its scenic paths, sailing, and fishing opportunities. Quality schools, shopping centers, and Heritage Park are nearby, while Stoney Trail provides quick connectivity



throughout the city. Downtown Calgary is just fifteen minutes away, and Rocky View Hospital offers convenient healthcare access. This property combines the tranquility of mature landscaping with urban accessibility, making it an outstanding opportunity in this premiere area where location and lifestyle converge perfectly!

Built in 1977

**Essential Information**

MLS® #	A2234956
Price	\$950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,144
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	224 Pump Hill Crescent Sw
Subdivision	Pump Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4L5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Insulated
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s)
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas Log
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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