

# \$3,399,000 - B, 4120 1a Street Sw, Calgary

MLS® #A2196529

**\$3,399,000**

2 Bedroom, 3.00 Bathroom, 2,944 sqft

Residential on 0.18 Acres

Parkhill, Calgary, Alberta

Welcome to The Terrace Residence at Parkhill Flats, where nearly 3,000 sq. ft. of sprawling single-level living meets impeccable craftsmanship and innovative design in the form of "Stacked Bungalows"™. Bespoke designer millwork, natural stone, and wide-plank white oak hardwood floors blend timeless elegance with effortless functionality, all within an expansive, light-filled layout. Enter through secure gated access to your heated 4-car garage (lift-ready) and step directly into your home via a private elevator. Perfect for pet owners, this ground-level residence offers convenient access to a beautifully landscaped yard and a front terrace overlooking Stanley Park. 12' ceilings and floor-to-ceiling windows flood the great room with natural light, while an 18'x16' partially covered patio with a built-in outdoor kitchen sets the stage for alfresco dining and summer gatherings.

The chef-inspired Wolf & Sub-Zero kitchen, paired with custom hand-crafted cabinetry and a large walk in pantry, are a culinary dream. Whether hosting in the elegant dining room bathed in evening light with park views or enjoying a cozy night by the fire, every space is designed for effortless luxury living.

The primary retreat offers direct patio access and serene park views, complete with a spa-like ensuite wrapped in porcelain tiles, an oversized vanity, and an expansive walk-in closet. A second bedroom with ensuite and walk-in closet, along with a den and full



laundry room, complete this thoughtfully designed home.

Enjoy lock-and-leave convenience with generous in-unit storage and a private storage room on the garage level, ideal for a gym, golf simulator, or theatre. Built to the highest standards, this residence features ICF concrete walls, triple-pane windows, engineered soundproofing, and a commercial-grade sprinkler system for superior comfort, safety, and efficiency. Ideally located just minutes from The Glencoe Club, Calgary Golf & Country Club, Britannia Plaza, and downtown, this is where sophistication meets convenience.

An architectural triumph, The Terrace Residence redefines luxury living—blending privacy, modern innovation, and timeless elegance in a one-of-a-kind offering.

Built in 2025

**Essential Information**

MLS® #	A2196529
Price	\$3,399,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,944
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Up/Down, Single Level Unit
Status	Active

**Community Information**

Address	B, 4120 1a Street Sw
Subdivision	Parkhill

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R8

### **Amenities**

Amenities	Elevator(s)
Parking Spaces	6
Parking	Alley Access, Concrete Driveway, Electric Gate, Garage Door Opener, Garage Faces Rear, Heated Garage, Quad or More Attached, Tandem, Gated
# of Garages	4

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Freezer, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garburator, Gas Cooktop, Range Hood, Washer, Wine Refrigerator
Heating	Fan Coil, In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
# of Stories	2
Has Basement	Yes
Basement	See Remarks, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting, Outdoor Kitchen
Roof	Flat Torch Membrane
Construction	ICFs (Insulated Concrete Forms), Stucco, Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	41
Zoning	R-CG
HOA Fees	850

HOA Fees Freq.     MON

**Listing Details**

Listing Office             Sotheby's International Realty Canada

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