

# \$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 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, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound, Pantry |
| 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 | 93               |
| Zoning         | R-CG             |
| HOA Fees       | 850              |
| HOA Fees Freq. | MON              |

**Listing Details**

Listing Office                      Sotheby's International Realty Canada

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