

\$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 | 35 |
| Zoning | R-CG |
| HOA Fees | 850 |

HOA Fees Freq. MON

Listing Details

Listing Office Sotheby's International Realty Canada

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