

# \$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	26
Zoning	R-CG
HOA Fees	850

HOA Fees Freq. MON

## **Listing Details**

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.