

# \$3,799,000 - A, 4120 1a Street Sw, Calgary

MLS® #A2196483

**\$3,799,000**

2 Bedroom, 3.00 Bathroom, 3,006 sqft  
Residential on 0.18 Acres

Parkhill, Calgary, Alberta

The Penthouse at Parkhill Flats. Step into the pinnacle of modern grandeur, where thoughtful details, premium construction, and cutting-edge design in the form of "Stacked Bungalows"™ await. This single-level penthouse spans over 3,000 sq. ft., offering an expansive open-concept design that blends grand proportions with a warm, intimate ambiance. Designer millwork, natural stone, and wide-plank white oak hardwood floors exude timeless appeal and refined elegance.

Drive through secure gated access to your private, heated 4-car garage, with ceiling heights that will accommodate a lift. Your private elevator takes you directly to the penthouse, opening into a spacious, welcoming foyer. Soaring 16 foot ceilings and transom windows flood the great room with natural light. Beyond, a 30 x16 foot, partially covered patio offers alfresco dining, perfect for hosting summer gatherings.

The high-performance Wolf & Sub-Zero kitchen, paired with bespoke hand-crafted cabinetry, will inspire any culinary enthusiast. Whether entertaining in the formal dining room bathed in soft evening light with views of Stanley Park or enjoying a cozy evening by the fire, this residence is designed for effortless luxury living.

The primary retreat offers an indoor-outdoor connection to the patio, ideal for morning



coffee with panoramic park views. A spa-inspired ensuite, wrapped in glossy porcelain tiles, features an extensive vanity and an impressively sized walk-in closet. A second bedroom with ensuite and walk-in closet, along with a den and laundry room, complete the single-level layout.

This home boasts unparalleled "lock-and-leave"™ convenience with abundant in-unit storage and an additional private storage room on the garage level, perfect for a home gym, golf simulator, or theatre, catering to every facet of privacy and convenience. ICF full-height exterior walls, triple-pane windows, a sprinkler system, and carefully engineered floor between the units to eliminate noise transfer, and many more exemplary commercial construction details are embodied in this build. The Glencoe Club, Calgary Golf & Country Club, Britannia Shopping Plaza, all the amenities of Mission and access to downtown are all a short 10 minute drive.

An architectural triumph, this top-level suite redefines luxury living, offering a rare blend of lock and leave convenience paired with privacy, sophistication, and modern innovation that truly needs to be experienced to be fully appreciated.

Built in 2025

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2196483    |
| Price          | \$3,799,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 3,006       |

|            |                    |
|------------|--------------------|
| Acres      | 0.18               |
| Year Built | 2025               |
| Type       | Residential        |
| Sub-Type   | Apartment          |
| Style      | Penthouse, Up/Down |
| Status     | Active             |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | A, 4120 1a Street Sw |
| Subdivision | Parkhill             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 1R8              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Secured Parking   |
| Parking Spaces | 6  |
| Parking        | Alley Access, Concrete Driveway, Electric Gate, Garage Door Opener, Garage Faces Rear, Heated Garage, Quad or More Attached, Secured, Tandem |
| # 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 |
| 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   |
| # of Stories      | 2   |
| Has Basement      | Yes   |
| Basement          | See Remarks, Walk-Out   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Lighting, Outdoor Kitchen    |
| Lot Description   | Back Lane, Landscaped, Views                        |
| 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 | 121              |
| Zoning         | R-CG             |
| HOA Fees       | 850              |
| HOA Fees Freq. | MON              |

### **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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