

# \$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 with a built-in kitchen, 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, Garage Door Opener, Garage Faces Rear, Heated Garage, Quad or More Attached, Concrete Driveway, Electric Gate, 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, Storage, Walk-In Closet(s), Stone Counters, Wired for Data, Wired for Sound
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Range Hood, Washer, Built-In Freezer, Double Oven, Garburator, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
# of Stories	2
Has Basement	Yes
Basement	Walk-Out, See Remarks

## Exterior

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

## Additional Information

Date Listed	March 15th, 2025
Days on Market	20
Zoning	R-CG
HOA Fees	850
HOA Fees Freq.	MON

## Listing Details

Listing Office	Sotheby's International Realty Canada
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