

# \$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, Concrete Driveway, Electric Gate, Garage Door Opener, Garage Faces Rear, Heated Garage, Quad or More Attached, Secured, Tandem
# of Garages	4

### Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Built-in Features, Stone Counters, Separate Entrance, Wired for Data, Wired for Sound
Appliances	Dishwasher, Range Hood, Built-In Refrigerator, Built-In Freezer, Double Oven, Dryer, Garburator, Gas Cooktop, Washer, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Fan Coil, In Floor
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	Wood Frame, ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

**Additional Information**

Date Listed	March 15th, 2025
Days on Market	57
Zoning	R-CG
HOA Fees	850
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Sotheby's International Realty Canada
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