

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

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Storage, Wired for Sound, Built-in Features, Chandelier, Closet Organizers, Stone Counters, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Separate Entrance, Wired for Data, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Washer, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer, Double Oven, Garburator, Gas Cooktop, Range Hood |
| 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 | Landscaped, Back Lane, 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 | 93 |
| Zoning | R-CG |
| HOA Fees | 850 |
| HOA Fees Freq. | MON |

Listing Details

Listing Office Sotheby's International Realty Canada

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