

# \$1,599,900 - 4012 1a Street Sw, Calgary

MLS® #A2218073

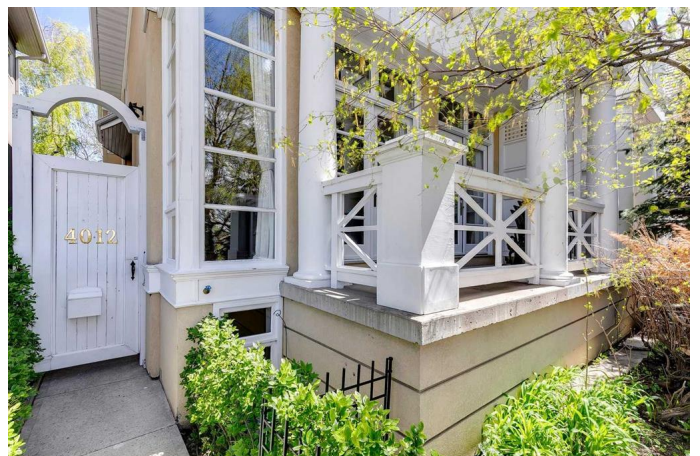
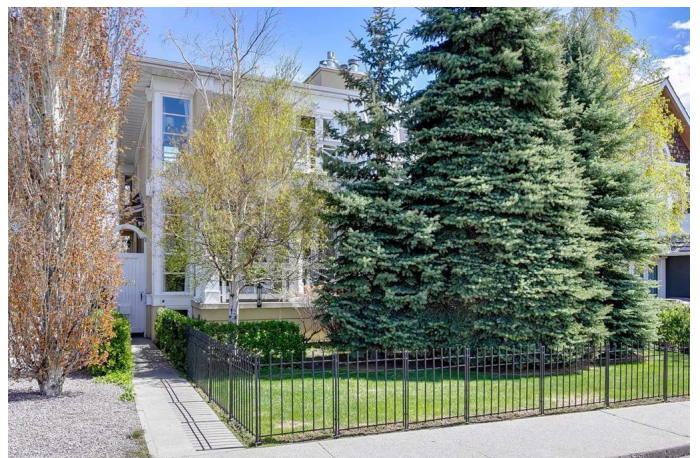
**\$1,599,900**

4 Bedroom, 4.00 Bathroom, 2,282 sqft

Residential on 0.06 Acres

Parkhill, Calgary, Alberta

Welcome to 4012 1A Street, a fabulous 3 + 1 bedroom home with 2,921 Square Feet of developed living space. Views of both the MOUNTAINS and RIVER VALLEY with SPECTACULAR SUNRISES + SUNSETS. Very PRIVATE as this home is located on a quiet ridge overlooking Stanley Park with GOREGOUS VIEWS. Renovated with fabulous upgrades while preserving the original architecture designed by Richard Lindseth. Since last purchased, the home has been transformed with Central Air Conditioning, a new furnace & hot water tank, 2 gas fireplaces, high end wool carpet, designer lighter, re-finished floors, new screen doors & REBUILT DECK. The Kitchen Features upgraded cabinetry, high-end granite countertops and UPGRADED APPLIANCES. The upstairs and main bathrooms have been fully renovated with granite counter tops, tile and in floor heating. The main floor layout features a GRACIOUS FOYER and STAIRCASE with a beautiful skylight above. The living space has 10FT CEILINGS with floor to ceiling WINDOW SETS and 9FT FRENCH DOORS. Upstairs you'll find a light & bright primary bedroom with a round opera window, balcony, & 5-piece ensuite bath (including soaker tub) & walk-in closet. Also, on this level are 2 good sized bedrooms, a 4-piece bath, and laundry room. Downstairs is finished with a large bedroom, 2 closets and a beautifully finished 4-piece bath. There is a large double garage with an UPGRADED



HEATED DRIVEWAY serviced last year. This home featured in Parkhill is just steps away from the Elbow River, Stanley Park, bike/walking paths, tennis courts, playgrounds, an outdoor heated pool and much more.

Built in 1993

### Essential Information

MLS® #	A2218073
Price	\$1,599,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,282
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4012 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S1R7

### Amenities

Parking Spaces	4
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Garage Faces Rear, Heated Driveway, Underground
# of Garages	2
Waterfront	River Access

### Interior

Interior Features	Bookcases, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Recreation Facilities, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Built-In Gas Range, Central Air Conditioner, Dishwasher, Gas Oven, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Boiler, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Dog Run
Lot Description	Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog Run Fenced In, Few Trees, Front Yard, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	95
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

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.