

\$3,450,000 - A, 4120 1a Street Sw, Calgary

MLS® #A2254340

\$3,450,000

2 Bedroom, 3.00 Bathroom, 3,006 sqft

Residential on 0.02 Acres

Parkhill, Calgary, Alberta

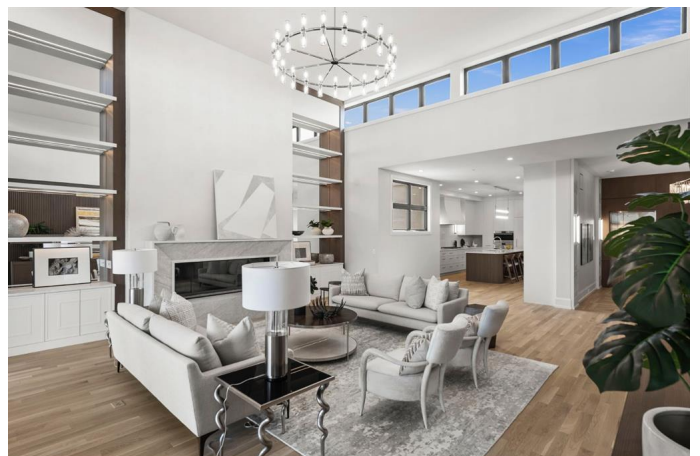
Step into a world of uncompromising luxury at Parkhill Flats, a bold architectural statement nestled in one of Calgary's most coveted inner-city enclaves. With only two residences in this boutique development, this is not just a home - it's a rarefied lifestyle.

Spanning an extraordinary 3,000 sq/ft of single-level living, this Manhattan penthouse inspired masterpiece offers soaring ceilings, expansive windows, and seamless indoor-outdoor flow. Every inch is curated for elegance and ease - from the private elevator that whisks you from your heated four-car garage to your front door, to the ICF concrete walls that ensure peace, privacy, and energy efficiency.

Enjoy bespoke finishes including white oak hardwood, custom designer millwork, natural stone, and hand-applied plaster accents that evoke understated sophistication. The high performance kitchen is a culinary showpiece, featuring Wolf and Sub-Zero appliances paired with tailored cabinetry that will inspire even the most seasoned chef.

Three private outdoor retreats include a 30' x 16' partially covered patio ideal for alfresco dining and summer gatherings.

The owner's suite offers a serene indoor-outdoor connection to a west-facing patio with panoramic treetop views, a spa-inspired ensuite wrapped in glossy porcelain tile, and a walk-in closet that feels more like a high-end boutique than a dressing room. A second bedroom with ensuite and



walk-in closet, a den, and a laundry room complete the thoughtful single-level layout. The oversized private storage room with in floor heating offers flexibility to create a personal fitness studio, golf simulator, or home theatre - tailored to your lifestyle. Built with commercial-level construction details including a fire suppression system and gated rear access, this residence is designed for elevated comfort and long-term peace of mind. Located directly across from Stanley Park on prestigious 1A Street, Parkhill Flats offers rare access to nature, privacy, and prestige - all just steps from Calgary's pathway system and minutes to the Glencoe Club, Calgary Golf & Country Club, and the city's vibrant dining and shopping districts. Crafted by the acclaimed builder behind Elveden Court, a 26-unit sold out luxury bungalow villa project on Calgary's west side, and exquisitely designed by Bridgette Frontain Interiors, this development carries forward a legacy of timeless design, enduring quality, and sophisticated living. Whether you're downsizing, aging in place, or seeking a lock-and-leave lifestyle without compromise - this is your invitation to live boldly, beautifully, and effortlessly.

Built in 2025

Essential Information

MLS® #	A2254340
Price	\$3,450,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,006
Acres	0.02
Year Built	2025

Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, 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, Heated Garage, Quad or More Attached, Concrete Driveway, Electric Gate, Garage Faces Rear, 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	Dishwasher, Dryer, Garburator, Gas Cooktop, Range Hood, Washer, Wine Refrigerator, Built-In Refrigerator, Built-In Freezer, Double Oven
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
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	September 8th, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	850
HOA Fees Freq.	MON

Listing Details

Listing Office	Sotheby's International Realty Canada
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