

\$2,990,000 - B, 4120 1a Street Sw, Calgary

MLS® #A2257223

\$2,990,000

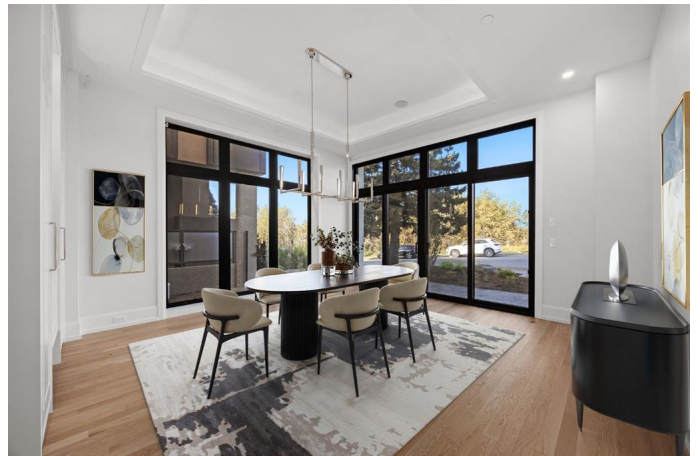
2 Bedroom, 3.00 Bathroom, 2,944 sqft
Residential on 0.02 Acres

Parkhill, Calgary, Alberta

Welcome to The Terrace Residence at Parkhill Flats, an extraordinary fusion of nearly 3,000 sq. ft. of single-level living, impeccable craftsmanship, and forward-thinking design.

This rare "Stacked Bungalow" reimagines what it means to live luxuriously without compromise, offering the privacy of a home and the ease of a lock-and-leave lifestyle in one of Calgary's most coveted neighbourhoods.

Step through secure, gated entry into your heated, lift ready 4 car garage and ascend directly to your residence via a private elevator, an arrival experience reserved for the truly discerning. Inside, bespoke designer millwork, natural stone, and white oak floors exude understated sophistication, while soaring 12' ceilings and windows on all four sides of the structure infuse the living areas with natural light. The chef's kitchen, equipped with Wolf and Sub-Zero appliances, custom cabinetry, and a generous walk-in pantry is both a showpiece and a workspace, equally suited to intimate dinners or grand entertaining. Host in a formal dining room awash in golden evening light, with park views, or simply unwind while enjoying a meal in the open dining nook. The serene primary retreat, with its private patio access, spa-calibre ensuite, and expansive walk-in closet that feels more like a boutique than a dressing room will lure you into relaxation. A second bedroom with ensuite, a versatile den, powder room and laundry room complete the floor



plan. Just beyond the great room, an 18' x 16' partially covered patio invites elegant alfresco dining and seamless indoor-outdoor living, a perfect, private spot for summer gatherings. Thoughtfully designed for effortless living, this home also offers abundant in-suite storage plus a private storage room at garage level, perfect for a home gym, golf simulator, or theatre. Engineered ICF concrete walls, triple-pane windows, and a commercial-grade sprinkler system deliver unmatched comfort, safety, and efficiency. 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. Set just minutes from The Glencoe Club, Calgary Golf & Country Club, Britannia Plaza, and downtown, The Terrace Residence places you at the heart of Calgary's most prestigious amenities while preserving your privacy. This is more than a home; it's an architectural statement, where modern innovation, timeless elegance, and lock-and-leave convenience converge for those who expect nothing less than the exceptional.

Built in 2025

Essential Information

MLS® #	A2257223
Price	\$2,990,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,944
Acres	0.02
Year Built	2025

Type	Residential
Sub-Type	Semi Detached
Style	Up/Down, Bungalow
Status	Active

Community Information

Address	B, 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, Tandem, Gated
# of Garages	4

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Freezer, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garburator, Gas Cooktop, Range Hood, Washer, Wine Refrigerator
Heating	Fan Coil, In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Stone
# of Stories	2
Has Basement	Yes
Basement	See Remarks, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Back Lane, Landscaped, Street Lighting, Views, Low Maintenance

	Landscape
Roof	Flat Torch Membrane
Construction	ICFs (Insulated Concrete Forms), Stucco, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	September 16th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.