

B, 4120 1A Street SW
Calgary, Alberta

MLS # A2196529



\$3,399,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Parkhill | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit, Attached-Up/Down | | |
| Size: | 2,944 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Concrete Driveway, Electric Gate, Garage Door Opener, Garag | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Fan Coil, In Floor, Fireplace(s), Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 0 |
| Basement: | See Remarks, Walk-Out To Grade | LLD: | - |
| Exterior: | ICFs (Insulated Concrete Forms), Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | ICF Block | Utilities: | - |
| 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 | | |
| Inclusions: | None | | |

Welcome to The Terrace Residence at Parkhill Flats, where nearly 3,000 sq. ft. of sprawling single-level living meets impeccable craftsmanship and innovative design in the form of ‘Stacked Bungalows’. Bespoke designer millwork, natural stone, and wide-plank white oak hardwood floors blend timeless elegance with effortless functionality, all within an expansive, light-filled layout. Enter through secure gated access to your heated 4-car garage (lift-ready) and step directly into your home via a private elevator. Perfect for pet owners, this ground-level residence offers convenient access to a beautifully landscaped yard and a front terrace overlooking Stanley Park. 12' ceilings and floor-to-ceiling windows flood the great room with natural light, while an 18'x16' partially covered patio sets the stage for alfresco dining and summer gatherings. The chef-inspired Wolf & Sub-Zero kitchen, paired with custom hand-crafted cabinetry and a large walk in pantry, are a culinary dream. Whether hosting in the elegant dining room bathed in evening light with park views or enjoying a cozy night by the fire, every space is designed for effortless luxury living. The primary retreat offers direct patio access and serene park views, complete with a spa-like ensuite wrapped in porcelain tiles, an oversized vanity, and an expansive walk-in closet. A second bedroom with ensuite and walk-in closet, along with a den and full laundry room, complete this thoughtfully designed home. Enjoy lock-and-leave convenience with generous in-unit storage and a private storage room on the garage level, ideal for a gym, golf simulator, or theatre. Built to the highest standards, this residence features ICF concrete walls, triple-pane windows, engineered soundproofing, and a commercial-grade sprinkler system for superior comfort, safety, and efficiency. Ideally

located just minutes from The Glencoe Club, Calgary Golf & Country Club, Britannia Plaza, and downtown, this is where sophistication meets convenience. An architectural triumph, The Terrace Residence redefines luxury living—blending privacy, modern innovation, and timeless elegance in a one-of-a-kind offering. Please see the completed upper level (Penthouse) listing, MLS#A2196483 for similar layout and finishes.