

**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.