



GRASSROOTS
REALTY GROUP

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A, 4120 1A Street SW
Calgary, Alberta

MLS # A2254340



\$3,450,000

Division:	Parkhill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse, Attached-Up/Down		
Size:	3,006 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:	0.02 Acre		
Lot Feat:	Back Lane, Landscaped, Views		

Heating:	Fan Coil, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 850
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, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
Inclusions:	2nd wine fridge in kitchen		

Step into a world of uncompromising luxury at Parkhill Flats, a bold architectural statement nestled in one of Calgary's most coveted inner-city enclave. 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. The Terrace Level is also available and shares nearly all the same extraordinary features. Please see MLS#A2257223.