



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**B, 4120 1A Street SW  
Calgary, Alberta**

**MLS # A2257223**



**\$2,990,000**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Parkhill                                                                  |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                        |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit, Attached-Up/Down                             |               |                  |
| <b>Size:</b>     | 2,944 sq.ft.                                                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 2                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Concrete Driveway, Electric Gate, Garage Door Opener, Garag |               |                  |
| <b>Lot Size:</b> | 0.02 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Low Maintenance Landscape, Street Lighting, Views  |               |                  |

|                    |                                                                                                                                                                                                                                               |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, In Floor, Fireplace(s), Forced Air                                                                                                                                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                                                                                                                                                                                                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Flat Torch Membrane                                                                                                                                                                                                                           | <b>Condo Fee:</b> | \$ 850 |
| <b>Basement:</b>   | See Remarks, Walk-Out To Grade                                                                                                                                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | ICFs (Insulated Concrete Forms), Stucco, Wood Frame                                                                                                                                                                                           | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | ICF Block                                                                                                                                                                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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 |                   |        |
| <b>Inclusions:</b> | none                                                                                                                                                                                                                                          |                   |        |

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. The Penthouse Level is also available and shares all the same extraordinary features on a grander scale. Please see MLS#A2254340.