



THE
A-TEAM

**RE/MAX
FIRST**

4120 1A Street #A, Calgary T2S 1R8

MLS® #: **A2196483**

Area: **Parkhill**

Listing Date: **03/15/25**

List Price: **\$3,799,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **7,954 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,006**
Low Sqft:
Ttl Sqft: **3,006**

DOM

21
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment-
Penthouse,Attached-
Up/Down**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Landscaped,Views**
Park Feat: **Alley Access,Concrete Driveway,Electric Gate,Garage Door Opener,Garage Faces Rear,Heated Garage,Quad or
More Attached,Secured,Tandem**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Fan Coil,In Floor,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Outdoor Kitchen**

Construction: **ICFs (Insulated Concrete Forms),Stucco,Wood
Frame**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Built-In Freezer,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Garburator,Gas Cooktop,Range Hood,Washer,Wine Refrigerator**
Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	23`2" x 15`7"	Dining Room	Main	17`1" x 15`10"
Living Room	Main	22`3" x 22`3"	Den	Main	11`9" x 9`10"
Foyer	Main	12`4" x 10`11"	Laundry	Main	13`1" x 8`2"
Walk-In Closet	Main	18`2" x 11`11"	Flex Space	Lower	25`7" x 16`0"
Bedroom - Primary	Main	15`11" x 14`11"	Bedroom	Main	14`8" x 12`1"

5pc Ensuite bath
2pc Bathroom

Main
Main

16`6" x 14`2"
6`2" x 5`2"

3pc Ensuite bath

Main

8`10" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
R-CG

0814387

Remarks

Pub Rmks:

The Penthouse at Parkhill Flats. Step into the pinnacle of modern grandeur, where thoughtful details, premium construction, and cutting-edge design in the form of 'Stacked Bungalows' await. This single-level penthouse spans over 3,000 sq. ft., offering an expansive open-concept design that blends grand proportions with a warm, intimate ambiance. Designer millwork, natural stone, and wide-plank white oak hardwood floors exude timeless appeal and refined elegance. Drive through secure gated access to your private, heated 4-car garage, with ceiling heights that will accommodate a lift. Your private elevator takes you directly to the penthouse, opening into a spacious, welcoming foyer. Soaring 16 foot ceilings and transom windows flood the great room with natural light. Beyond, a 30 x16 foot, partially covered patio offers alfresco dining with a built-in kitchen, perfect for hosting summer gatherings. The high-performance Wolf & Sub-Zero kitchen, paired with bespoke hand-crafted cabinetry, will inspire any culinary enthusiast. Whether entertaining in the formal dining room bathed in soft evening light with views of Stanley Park or enjoying a cozy evening by the fire, this residence is designed for effortless luxury living. The primary retreat offers an indoor-outdoor connection to the patio, ideal for morning coffee with panoramic park views. A spa-inspired ensuite, wrapped in glossy porcelain tiles, features an extensive vanity and an impressively sized walk-in closet. A second bedroom with ensuite and walk-in closet, along with a den and laundry room, complete the single-level layout. This home boasts unparalleled 'lock-and-leave' convenience with abundant in-unit storage and an additional private storage room on the garage level, perfect for a home gym, golf simulator, or theatre, catering to every facet of privacy and convenience. ICF full-height exterior walls, triple-pane windows, a sprinkler system, and carefully engineered floor between the units to eliminate noise transfer, and many more exemplary commercial construction details are embodied in this build. The Glencoe Club, Calgary Golf & Country Club, Britannia Shopping Plaza, all the amenities of Mission and access to downtown are all a short 10 minute drive. An architectural triumph, this top-level suite redefines luxury living, offering a rare blend of lock and leave convenience paired with privacy, sophistication, and modern innovation that truly needs to be experienced to be fully appreciated.

Inclusions:
Property Listed By:

None
Sotheby's International Realty Canada

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





