



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2196483**



**\$3,799,000**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse, Attached-Up/Down		
<b>Size:</b>	3,006 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>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, 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>	\$ 0
<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, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	None		

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, 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.