#A 4120A 1A Street SW

Calgary | Active | MLS® A2359324

$2,650,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2023**	**2,920.85 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Welcome Parkhill Flats, a rare opportunity for those looking to simplify without sacrificing space, comfort, or quality. Offering nearly 3,000 sq. ft. of single-level living, this “stacked bungalow” is designed for people who want the feel of a home with the convenience of a lock-and-leave lifestyle. Arrive through the secure, gated courtyard and park in your heated, 4-car garage-with space for vehicles, hobbies, or storage. From there, your private elevator brings you directly to your suite, making daily living-and coming home with groceries-effortless. Inside, you’ll find a bright, open layout with 12' ceilings, windows on all four sides, and timeless finishes like white oak flooring, custom millwork, and natural stone. The kitchen is built for real use, not just show, with Wolf and Sub-Zero appliances and a generous walk-in pantry. Whether you enjoy hosting family dinners or quiet evenings at home, the flexible dining spaces make it easy. The primary suite offers everything you’d want on one level: patio access, a calm and comfortable ensuite, and a walk-in closet with space for easy organization. A second bedroom with its own ensuite is perfect for visiting family or friends, and the separate den provides room for an office, crafts, or a quiet TV space. Just off the great room, the partially covered 18’ x 16’ patio creates a private outdoor area that’s ideal for morning coffee, evening meals, or simply relaxing without the work of a yard. Extra in-suite storage plus a private storage room near the garage give you plenty of room for belongings you’re not ready to part with. Thoughtfully built with ICF concrete walls, triple-pane windows, and a commercial-grade sprinkler system, this home offers peace of mind, energy efficiency, and low maintenance. The renowned builder behind the sold-out Elveden Court villas brings the same focus on quality and long-term comfort, with interiors designed by Bridgette Frontain Interiors. Located minutes from The Glencoe Club, Calgary Golf & Country Club, Britannia Plaza, and downtown, this residence lets you stay close to the places you love, while leaving behind the upkeep of a detached home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359324
Bedrooms	2
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit, Attached-Up/Down
Total Living Area:	2,920.85 sq. ft.
Main Level Finished Area:	2,920.85 sq. ft.
Below Grade Finished Area:	640.66 sq. ft.
Condo Fee:	$875.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions
Acreage:	No
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	2
Levels:	Single Level Unit
End Unit:	1 Common Wall, No One Below
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	2511716

Heating:	Fan Coil, In Floor, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	ICFs (Insulated Concrete Forms), Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Great Room, Stone
Garage:	Yes
Garage Spaces:	4
Parking:	Alley Access, Electric Gate, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Off Street, Oversized, Quad or More Attached, Rear Drive, See Remarks, Tandem
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Parkhill
Amenities:	Elevator(s), Other
Appliances:	Built-In Freezer, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Range Hood, Washer, Wine Refrigerator

Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 14'2" × 11'11" ·
Main Floor	Dining Room · 23'2" × 16'7" ·
Main Floor	Kitchen · 20'5" × 15'8" ·
Main Floor	Laundry · 10'5" × 7'4" ·
Main Floor	Living Room · 28'6" × 28'1" ·
Main Floor	Office · 11'9" × 11' ·
Main Floor	Pantry · 8'2" × 5'9" ·
Main Floor	Bedroom - Primary · 23'10" × 15'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Stone Counters, Storage, Wired for Data, Wired for Sound
Exterior Features:	Balcony, BBQ gas line, Lighting
Patio And Porch Features:	Balcony(s), Patio, See Remarks
Num. of Parcels:	0
Outbuildings:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/a-4120a-1a-street-sw-calgary-a2359324/

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