

\$1,489,900 - 4202 1a Street Sw, Calgary

MLS® #A2089541

\$1,489,900

4 Bedroom, 4.00 Bathroom, 2,332 sqft

Residential on 0.10 Acres

Parkhill, Calgary, Alberta

Rare opportunity to purchase on highly coveted 1A Street in Parkhill – directly overlooking Stanley Park. This timeless Marvin Dejong designed masterpiece ticks all the boxes for a discerning buyer offering a total of 3,449 Sq Ft of thoughtfully designed living space, with in floor heat on the two lower levels and the garage. An idyllic blend of modern elegance and functional design with a unique layout that maximizes light and space utilization throughout the home. Top quality construction and finishing details including Legacy Kitchen, hardwood flooring, Miele and Subzero appliances, and other standout features such as a double wall oven with warming drawer and a six burner gas cooktop.

An adjacent eating area offers the perfect place for casual dining, while the dining room with its own fireplace is an inviting, formal space for hosting family and friends. The spacious primary suite on the upper level offers privacy and luxurious amenities such as a full size tub, steam shower with bench and multiple spray nozzles, walk-in closet, oversized double vanity and a separate toilet closet. Two generously sized bedrooms with a five piece bath and laundry room complement the upper level. The lower level of this exceptionally maintained home boasts an additional bedroom with full bath, as well as a family room and an expansive office area. With its large windows at the walkout level this



office space is flooded in natural light and could be used as a home gym. A mudroom with ample built-ins ensures an organized and clutter free entryway at the rear of the home. The exterior is a testament to thoughtful landscaping, creating a harmonious blend with the natural surroundings. A private rear yard as well as gas connections on the lower patio and deck off the living room provide options for outdoor relaxation and barbecues. For car enthusiasts, the heated oversize double garage is a coveted feature. Thoughtful additions such as a humidifier and air purifier contribute to a healthy living environment. A new AC system installed in 2018 and new roofs on both the garage and home in 2022, offer peace of mind. Situated in a prime location, this home is close to parks, tennis courts, downtown, Mission, and Britannia shopping. It's also within proximity to the Calgary Golf & Country Club and the Glencoe Club, making it an ideal choice for those who appreciate an active lifestyle and access to premium amenities. Don't miss the opportunity to make this one owner home your haven, where luxury, functionality, and location come together in perfect harmony. **Please note, RMS is reflective of new standards issued by RECA on January 1, 2024.

Built in 2010

Essential Information

MLS® #	A2089541
Price	\$1,489,900
Sold Price	\$1,475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,332
Acres	0.10

Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4202 1a Street Sw
Subdivision	Parkhill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 1R8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Freezer, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Warming Drawer, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Gas, Master Bedroom, Metal
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Flat, Membrane
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 17th, 2023
Date Sold	April 12th, 2024
Days on Market	147
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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