

# \$1,599,900 - 4012 1a Street Sw, Calgary

MLS® #A2218073

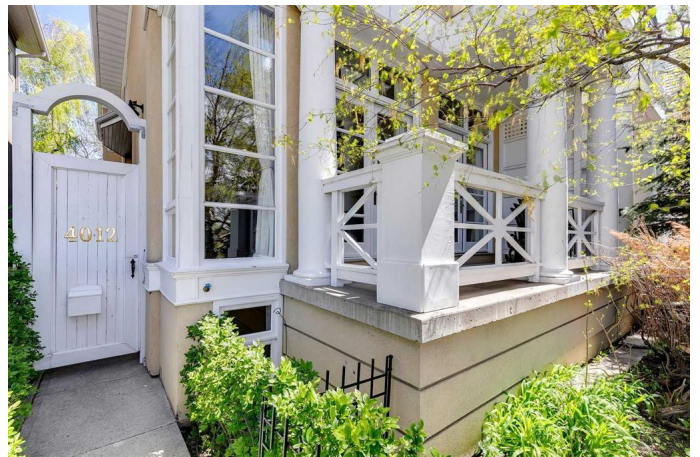
**\$1,599,900**

4 Bedroom, 4.00 Bathroom, 2,282 sqft

Residential on 0.01 Acres

Parkhill, Calgary, Alberta

Welcome to 4012 1A Street, a fabulous 3 + 1 bedroom home with 2,921 Square Feet of developed living space. Views of both the MOUNTAINS and RIVER VALLEY with SPECTACULAR SUNRISES + SUNSETS. Very PRIVATE as this home is located on a quiet ridge overlooking Stanley Park with GOREGOUS VIEWS. Renovated with fabulous upgrades while preserving the original architecture designed by Richard Lindseth. Since last purchased, the home has been transformed with Central Air Conditioning, a new furnace & hot water tank, 2 gas fireplaces, high end wool carpet, designer lighter, re-finished floors, new screen doors & REBUILT DECK. The Kitchen Features upgraded cabinetry, high-end granite countertops and UPGRADED APPLIANCES. The upstairs and main bathrooms have been fully renovated with granite counter tops, tile and in floor heating. The main floor layout features a GRACIOUS FOYER and STAIRCASE with a beautiful skylight above. The living space has 10FT CEILINGS with floor to ceiling WINDOW SETS and 9FT FRENCH DOORS. Upstairs you'll find a light & bright primary bedroom with a round opera window, balcony, & 5-piece ensuite bath (including soaker tub) & walk-in closet. Also, on this level are 2 good sized bedrooms, a 4-piece bath, and laundry room. Downstairs is finished with a large bedroom, 2 closets and a beautifully finished 4-piece bath. There is a large double garage with an UPGRADED



HEATED DRIVEWAY serviced last year. This home featured in Parkhill is just steps away from the Elbow River, Stanley Park, bike/walking paths, tennis courts, playgrounds, an outdoor heated pool and much more.

Built in 1993

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218073               |
| Price          | \$1,599,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,282                  |
| Acres          | 0.01                   |
| Year Built     | 1993                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4012 1a Street Sw |
| Subdivision | Parkhill          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2S1R7            |

**Amenities**

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                        |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Underground, Garage Faces Rear, Heated Driveway |
| # of Garages   | 2                                                                                                        |
| Waterfront     | River Access                                                                                             |

**Interior**

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Bookcases, Recreation Facilities, Skylight(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range, Gas Oven, Gas Stove, Wine Refrigerator                                                 |
| Heating           | Forced Air, Natural Gas, Boiler, Fireplace(s)                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Master Bedroom                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                                                                           |

## Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Dog Run                                                                                                                     |
| Lot Description   | Back Lane, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few Trees, Front Yard, No Neighbours Behind, Dog Run Fenced In, Private |
| Roof              | Asphalt Shingle                                                                                                                           |
| Construction      | Stucco, Wood Frame                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 6             |
| Zoning         | R-CG          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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