\$1,450,800 - 922 5 Street Nw, Calgary

MLS® #A2256766

\$1,450,800

5 Bedroom, 5.00 Bathroom, 2,728 sqft Residential on 0.07 Acres

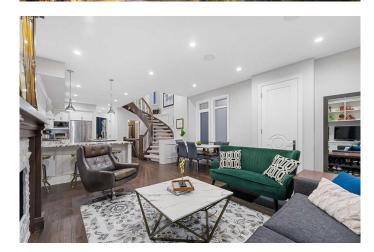
Sunnyside, Calgary, Alberta

\$50,000 PRICE IMPROVEMENT + \$10K BONUS ON CUSTOM-BUILT SINGLE FAMILY IN KENSINGTON | 4+1 BEDS | 5 BATHS | TOTAL DEVELOPED 3,515 SQ. FT | 3-STOREY DETACHED | KENSINGTON DISTRICT | QUIET STREET IN SUNNYSIDE | INCREDIBLE BUILD QUALITY | GRAND SPIRAL STAIRCASE | SOLID-CORE LO **GULLO DOORS | FULL IRRIGATION** SYSTEM IN FRONT AND BACK YARDS | BALCONY WITH CITY VIEWS | EXECUTIVE-STYLE OFFICE IN LOFT | LOW MAINTENANCE EXTERIOR | LUX WINDOWS | WOLF RANGE | CENTRAL A/C | 6-ZONE SOUND SYSTEM | EXTENSIVE CUSTOM BUILT-INS | WALK TO DOWNTOWN | SECURITY SYSTEM INCLUDED | Welcome to 922 5 Street NW, a 3,515 sq.ft. 3-storey luxury home in Sunnyside, custom-built by Petrin Brothers Developments, one of Calgary's most respected luxury builders. Designed for their own family, this residence was built to lastâ€"not built to sell. Every material was selected for longevity and low maintenance, including brick, Hardie board, metal cladding, concrete walkways, and steel guttersâ€"far surpassing the typical infill standard.

The layout is remarkably flexible to suit your lifestyle. Off the front entry, a spacious flex room works beautifully as a formal dining room, but is equally ideal as a second home office or study. At the rear, the open-concept living room is anchored by a custom fireplace







with built-ins and flows to the chef's kitchen with Wolf gas range, Miele dishwasher, granite counters, walk-in pantry, and large island. A statement powder room featuring a gold-leaf backsplash with hidden lighting adds luxury.

Upstairs, the primary suite offers a spa-inspired ensuite with steam shower and heated floors, alongside two additional bedrooms, full bath, and laundry (with brand new LG washer & dryer). The top floor loft is another flexible showpiece: currently used as an executive office and library, it can also serve as a 5th bedroom plus bonus room with wet bar, 2-pc bath and balcony with skyline views. The finished lower level provides in-floor heating, a media/rec room with more custom built-ins, wet bar, 125-bottle wine fridge, guest bedroom, and another full bath. Living here means more than just a homeâ€"it's a lifestyle. The Kensington District remains one of Calgary's most desirable communities, with historic brick architecture, boutique shops, trendy cafés, and top restaurants all steps away. Sunnyside School, only two minutes away, offers small class sizes for more personalized learning. With the Bow River pathways, McHugh Bluff, Riley Park, Plaza Movie Theatre, and downtown all within walking or biking distance, this is the perfect balance of executive convenience and family-friendly living.

Built in 2017

Essential Information

MLS® # A2256766 Price \$1,450,800

Bedrooms 5
Bathrooms 5.00
Full Baths 3

Half Baths 2

Square Footage 2,728
Acres 0.07
Year Built 2017

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 922 5 Street Nw

Subdivision Sunnyside
City Calgary
County Calgary
Province Alberta
Postal Code T2N 1R2

Amenities

Parking Spaces 2

Parking Double Garage Detached, Garage Door Opener

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Vaulted Ceiling(s), Wet Bar, Wired for

Sound, Bookcases, Central Vacuum

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Refrigerator,

Washer/Dryer, Built-In Gas Range, Humidifier, Wine Refrigerator

Heating Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Lighting, Private Yard, Misting System

Lot Description Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street

Lighting, Views, Few Trees, Underground Sprinklers

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Metal Siding, Mixed, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 63

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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