

# \$1,545,000 - 922 5 Street Nw, Calgary

MLS® #A2225520

**\$1,545,000**

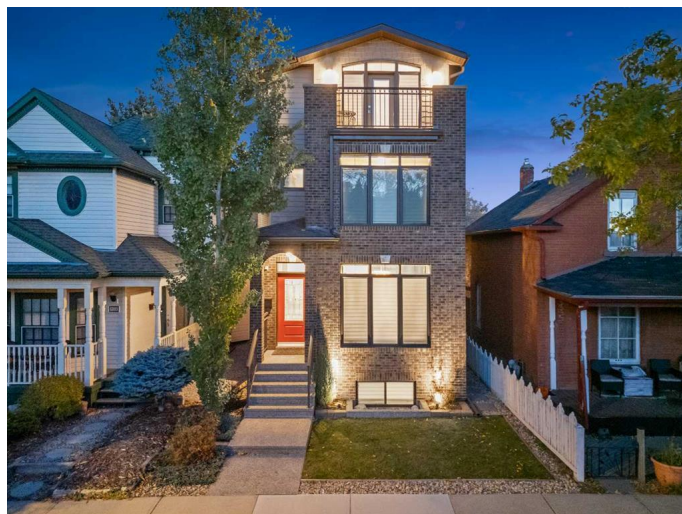
5 Bedroom, 5.00 Bathroom, 2,728 sqft

Residential on 0.07 Acres

Sunnyside, Calgary, Alberta

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 |

Located on a tree-lined street in the heart of Sunnyside, this luxurious 3-storey home offers over 3,500 sqft of developed space, including a beautifully finished basement and a private backyard oasis. From the brick front façade to the premium finishes inside, this home balances high-end design with practical family living, all within walking distance of Downtown, the Sunnyside LRT, Sunnyside School, multiple parks, McHugh Bluff off-leash dog park, and your favourite Kensington shopping and hot-spots - including And Some Flower Cafe and Acme Pizza. Inside, the main level impresses with wide plank engineered oak hardwood, built-in speakers and striking finish detail throughout. The foyer opens directly to the formal dining room, an elegant, distinct space for hosting. Toward the rear, a spacious living room is anchored by a gas fireplace with rich wood detailing and custom cabinetry, while a casual breakfast nook sits adjacent to



the kitchen. The chef-inspired kitchen features a Wolf gas range, Miele dishwasher, granite countertops, full-height custom cabinetry and a statement island, perfect for meal prep and conversation alike. A stylish powder room with gold-leaf backsplash completes the main floor. Upstairs, the second level hosts a spacious primary suite with oversized Lux windows, custom built-ins, a spa-like ensuite with inlaid heated tile flooring, dual sinks, and premium fixtures. Two additional bedrooms, a 4-piece bath and a dedicated laundry room with storage and a sink add convenience and function. On the vaulted third level, you'll find a flexible bonus room with its own wet bar, an executive-style home office or den and a private balcony with city views, ideal for work-from-home days or relaxing evenings. The lower level is equally impressive, with a large rec/media room featuring a full built-in entertainment unit, a second wet bar with custom cabinetry, a 125 bottle wine fridge, a fourth bedroom and a 3-piece bathroom, perfect for guests or teens. Outside, enjoy an expansive rear patio, grassy lawn space for kids or pets, built-in irrigation (also in the front!) and a double detached garage. This home offers the perfect combination of inner-city lifestyle and family functionality, with top-tier craftsmanship and timeless style in one of Calgary's most walkable communities.

Built in 2017

**Essential Information**

MLS® #	A2225520
Price	\$1,545,000
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	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Storage, Wet Bar, Wired for Sound, Breakfast Bar, Bookcases, Granite Counters, Recessed Lighting
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer, Built-In Gas Range, Humidifier
Heating	In Floor, Forced Air, Natural Gas, Boiler, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Lighting, Misting System
Lot Description	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Underground Sprinklers, Views, Few Trees
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	53
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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