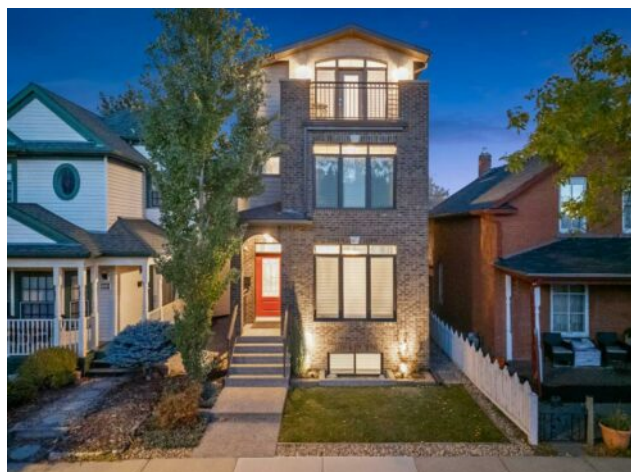


922 5 Street NW
Calgary, Alberta

MLS # A2256766



\$1,450,800

Division:	Sunnyside		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,728 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3 full / 2 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level, Rectangular Lot, Street		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding , Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, 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		
Inclusions:	Security System (two exterior cameras, all door/window sensors)		

\$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 last—not built to sell. Every material was selected for longevity and low maintenance, including brick, Hardie board, metal cladding, concrete walkways, and steel gutters—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 home—it's a lifestyle. The Kensington District remains one of Calgary's most desirable communities, with historic brick architecture, boutique shops, trendy caf  s, 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.