



GRASSROOTS
REALTY GROUP

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922 5 Street NW
Calgary, Alberta

MLS # A2225520



\$1,585,000

Division:	Sunnyside		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,728 sq.ft.	Age:	2017 (8 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:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Storage, Wet Bar, Wired for Sound		
Inclusions:	Security System		

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 facade to the premium finishes inside, this home balances high-end design with practical family living, all within walking distance of the Sunnyside LRT, Kensington shops, schools, parks and downtown. 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 completes the main floor. Upstairs, the second level hosts a spacious primary suite with oversized 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 and 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.