

# \$1,589,000 - 509 31 Avenue Ne, Calgary

MLS® #A2222483

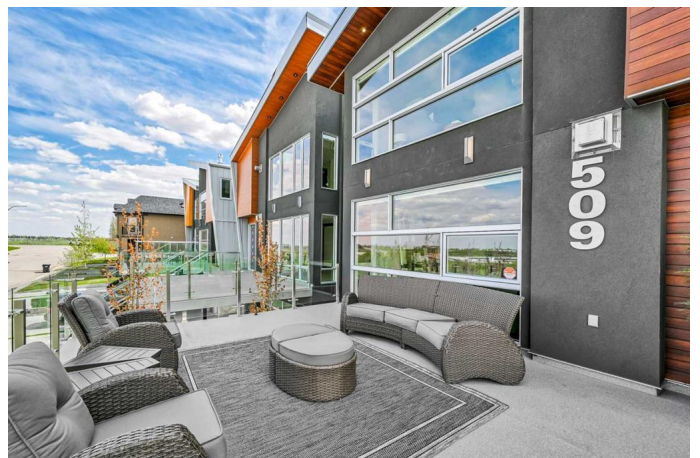
**\$1,589,000**

5 Bedroom, 6.00 Bathroom, 3,396 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

| LOCATION | 4 ENSUITE BEDROOMS | CITY VIEWS ON A QUIET STREET | OVER 4000+ SQUARE FEET OF LIVING SPACE | Situated in the charming neighborhood of Winston Heights Mountview, this elegant two-story residence exemplifies both refined taste and exceptional craftsmanship. The exterior showcases a perfect fusion of timeless appeal and modern flair, with a city view. At the front of the home you're joined by a large deck with city view for those quiet morning or nights. The main floor reveals a series of meticulously designed areas, each with its own unique character. The gourmet kitchen is a culinary delight, equipped with premium appliances, custom cabinetry, and a generous island ideal for both casual meals and elaborate cooking. Nearby, the spacious living room invites relaxation with its cozy gas fireplace and large windows that offer views of the city. Joining a second family room facing the kitchen for your second enjoyment of space. The upper level is a haven of luxury, featuring a master suite with vaulted ceilings, a welcoming fireplace, a huge walk-in closet with custom storage, and a spa-like ensuite bathroom. The upper floor also includes four additional bedrooms, each with its own ensuite. The lower level hosts a fully equipped bedroom, three piece washroom, large living room, and a wet bar with its own wine fridge. Outdoors, the meticulously landscaped backyard features a sprawling deck ideal for entertaining or relaxation. This exceptional



home combines luxury living with convenience, located within walking distance to various amenities, the Winston Golf Course, numerous walking and biking paths, and off-leash dog parks. It's just minutes from downtown, Foothills Hospital, post-secondary institutions, and the airport, in a rapidly developing inner-city neighborhood.

Built in 2013

### Essential Information

MLS® #	A2222483
Price	\$1,589,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,396
Acres	0.13
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	509 31 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6N8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Off Street
# of Garages	2

### Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Bookcases
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Built-In Refrigerator, Built-In Gas Range, Built-In Range, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Few Trees, Landscaped, Low Maintenance Landscape, Views, Private, Street Lighting
Roof	Metal
Construction	Concrete, Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	75
Zoning	M-CG d111

## Listing Details

Listing Office	eXp Realty
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