

# \$1,548,800 - 509 31 Avenue Ne, Calgary

MLS® #A2259901

**\$1,548,800**

5 Bedroom, 6.00 Bathroom, 3,396 sqft

Residential on 0.13 Acres

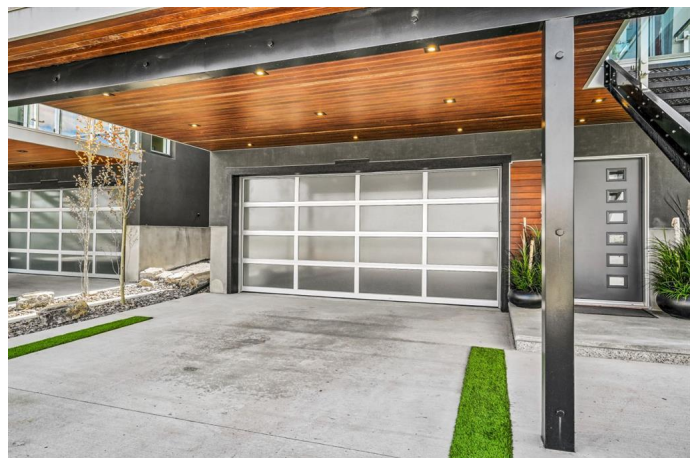
Winston Heights/Mountview, Calgary, Alberta

Located in Winston Heights. Welcome to a thoughtfully designed residence that seamlessly blends luxury, comfort, and timeless elegance. This stunning home features an open-concept layout, soaring 10-foot ceilings, and ambient LED lighting throughout â€” creating a warm and inviting atmosphere for both everyday living and upscale entertaining.

At the heart of the home lies a chefâ€™s dream kitchen, outfitted with premium Wolf appliances and a custom extended waterfall island with returns â€” ideal for hosting large gatherings or family get-togethers. Adjacent to the kitchen, a stylish wet bar includes a built-in Wolf coffee maker and sits beside a cozy second family room. Enjoy your morning coffee with the fresh breeze flowing in from the expansive rear sliding doors.

Design details elevate every corner of this home, including a custom solid wood staircase paired with a matching feature wall, premium light fixtures, an Ortol 150 fireplace, LED accent lighting, and extensive custom woodwork â€” a cohesive design theme carried throughout all levels.

Upstairs, the primary suite is a true retreat, featuring vaulted ceilings, an open-concept layout, a spacious walk-in closet, and a spa-inspired 5-piece ensuite. Each of the three additional upstairs bedrooms includes its own ensuite and unique charm â€” perfect for growing families or hosting guests without the hassle of shared bathrooms.



The lower level offers even more space, including a generously sized living room with a second wet bar, a guest bedroom complete with built-in desk, and a full 3-piece bathroom — ideal for visitors, teens, or a private home office setup.

Practical touches include a heated, insulated garage with custom storage cabinetry, and a beautifully landscaped backyard featuring Manitoba rock retaining walls, cedar fencing, Swedish Aspens, and an automatic drip irrigation system.

Located in a highly desirable area, this home is walking distance to the Winston Golf Course, scenic walking/biking trails, off-leash parks, and Georges P. Vanier School (Grades 6–9). Enjoy quick access to major roadways, downtown Calgary, SAIT, Foothills Hospital, and the airport — convenience without compromise.

Don't miss the opportunity to own this rare and remarkable home. Call your favourite realtor and book your private showing today!

Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259901    |
| Price          | \$1,548,800 |
| 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 | T2E6N8                    |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, 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 |
| Appliances        | Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Microwave, Washer, Wine Refrigerator, ENERGY STAR Qualified Refrigerator                              |
| Heating           | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                       |
| Fireplaces        | Gas, Living Room, Master Bedroom                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Full                                                                                                                                                                    |

### **Exterior**

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 56                   |
| Zoning         | M-CG                 |

Listing Details

Listing Office                    eXp Realty

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