

# \$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

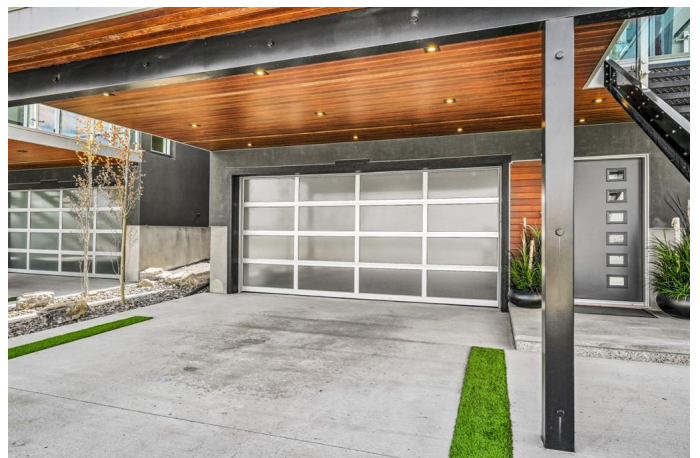
Winston Heights/Mountview, Calgary, Alberta

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 – creating a warm and inviting atmosphere for both everyday living and upscale entertaining.

At the heart of the home lies a chef's dream kitchen, outfitted with premium Wolf appliances and a custom extended waterfall island with returns – 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 – 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 – 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 Oven, Dishwasher, Dryer, Microwave, Washer, Wine Refrigerator, Built-In Gas Range, 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          | Finished, 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 | 25                   |
| Zoning         | M-CG                 |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.