

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

MLS® #A2259901

**\$1,548,800**

5 Bedroom, 6.00 Bathroom, 3,396 sqft

Residential on 0.13 Acres

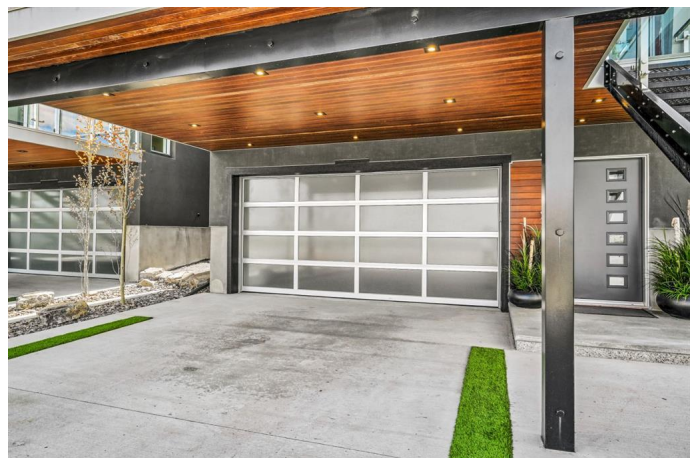
Winston Heights/Mountview, Calgary, Alberta

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 â€” 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 6â€”9). Enjoy quick access to major roadways, downtown Calgary, SAIT, Foothills Hospital, and the airport â€” convenience without compromise.

Donâ€™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 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	1
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.