

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

MLS® #A2222483

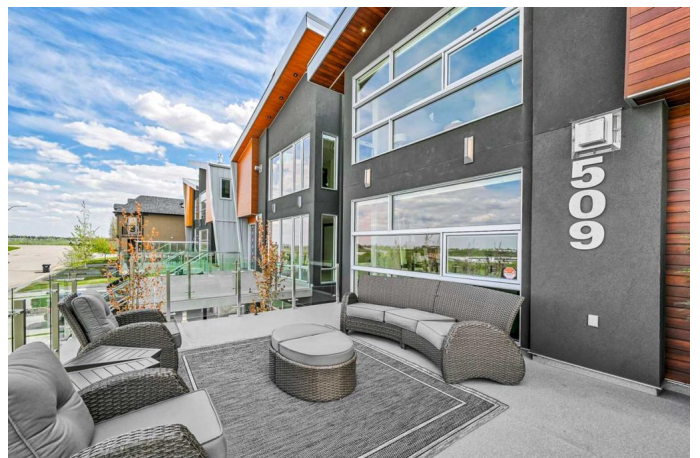
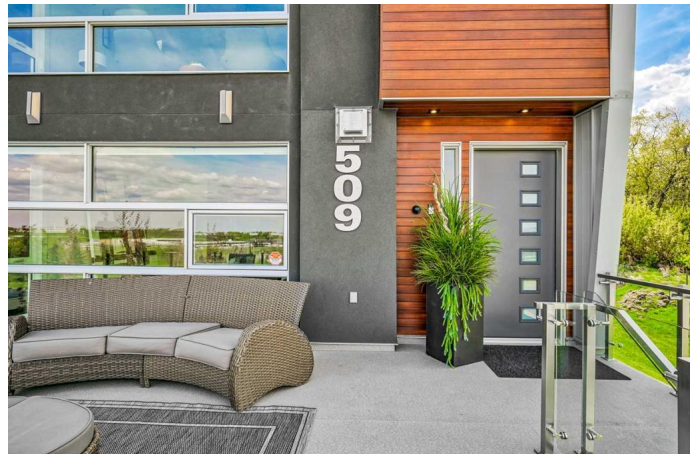
**\$1,589,000**

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 | 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        | Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Wine Refrigerator, Built-In Gas Range, Built-In Range                    |
| 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    | May 21st, 2025 |
| Days on Market | 27             |
| Zoning         | M-CG d111      |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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