

# \$1,380,000 - 39a Moncton Road Ne, Calgary

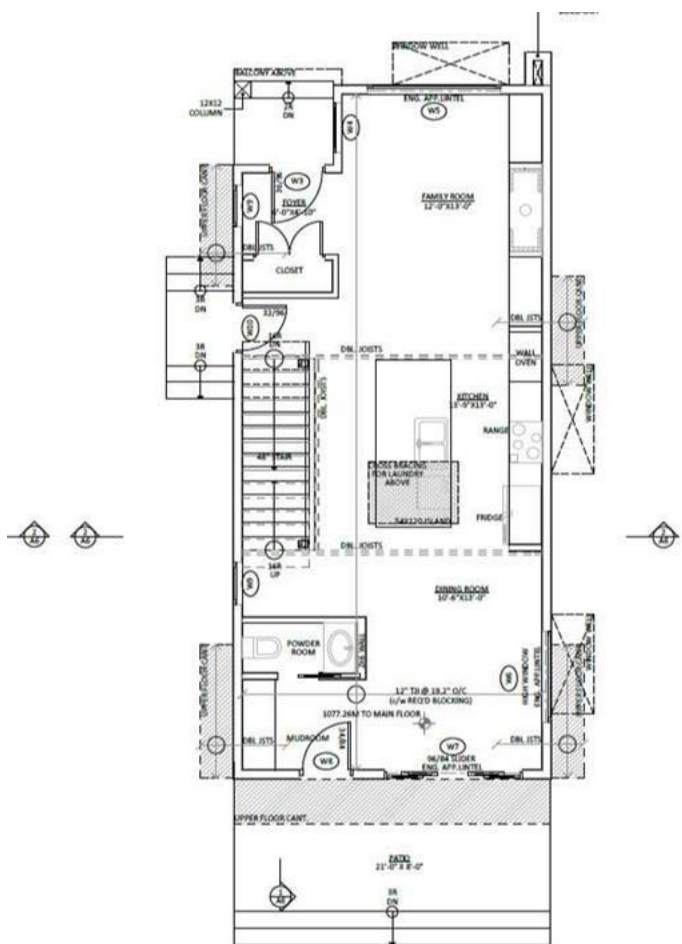
MLS® #A2250087

**\$1,380,000**

6 Bedroom, 5.00 Bathroom, 2,063 sqft  
Residential on 0.06 Acres

Winston Heights/Mountview, Calgary, Alberta

Experience unmatched luxury and flexibility in this stunning residence in Winston Heights, offering over 2,500 sq. ft. of beautifully developed living space with breathtaking views. Step into the elegant living room, centered around a warm gas fireplace—an inviting space to host unforgettable gatherings. The gourmet kitchen, a true chef’s dream, features premium finishes and is ready to inspire your next culinary creation. The 2nd floor boasts a versatile layout with a serene primary retreat complete with a spa-like 5-piece ensuite, along with two additional bedrooms ideal for family, home offices, or quiet study. Ascend to the third-floor sanctuary, where a spacious family room opens to a private patio with captivating views—perfect for summer evenings. This level also features a generous bedroom with its own ensuite, creating a perfect guest or teen retreat. Every detail reflects quality craftsmanship, from gleaming hardwood floors to sleek quartz countertops. The fully developed basement expands your living space with a recreation area, two additional bedrooms, and a full bathroom—ideal for hosting guests. Nestled in the vibrant Winston Heights community, you’ll enjoy nearby parks, golf courses, and effortless access to downtown.



**3 MAINFLOOR PLAN**  
AS 1/4" = 1'-0"  
LEGAL DESCRIPTION: LOT 22 BLOCK 6, Plan 49300V  
MUNICIPAL ADDRESS: 39A MONCTON ROAD NE CALGARY, ALBERTA

Built in 2024

## Essential Information

MLS® #	A2250087
Price	\$1,380,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,063
Acres	0.06
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address	39a Moncton Road Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5P9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

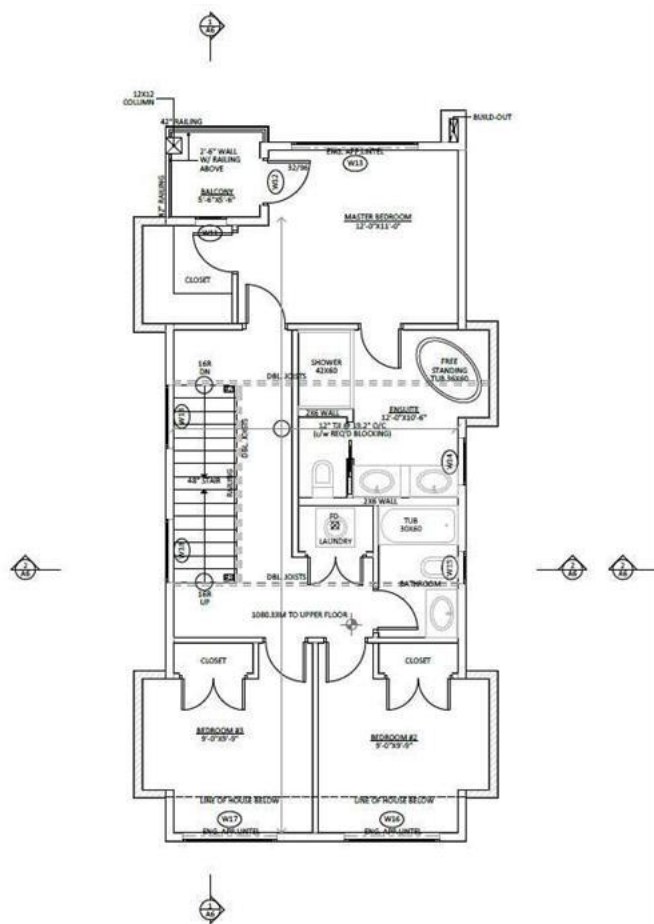
Exterior Features Balcony, Lighting, Playground  
 Lot Description Back Lane, Rectangular Lot,  
 Roof Asphalt Shingle  
 Construction Composite Siding, Stone, Stucco  
 Foundation Poured Concrete

**Additional Information**

Date Listed August 20th, 2025  
 Days on Market 9  
 Zoning R-CG

**Listing Details**

Listing Office Grand Realty



1 UPPER FLOOR PLAN  
 A4 1/4" x 1/4" = 1'-0"  
 LEGAL DESCRIPTION: LOT 22 BLOCK 9,  
 MUNICIPAL ADDRESS: 254 MONMOUTH ROAD NE

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.