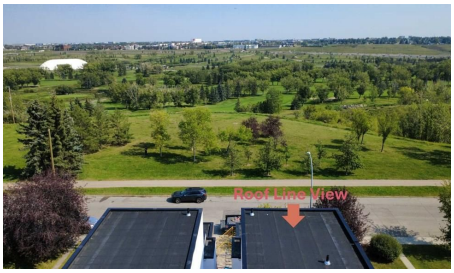
39A Moncton Road NE

Calgary | Active | MLS® A2348840

$1,149,988









Bedrooms	Bathrooms	Year Built	Living area
6	5	2024	2,147.2 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348840
Bedrooms	6
Bathrooms	5
Year Built	2024
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,147.2 sq. ft.
Main Level Finished Area:	766 sq. ft.

Upper Level Finished Area:	1,381.6 sq. ft.
Below Grade Finished Area:	685.2 sq. ft.
Acreage:	No
Lot Area:	2,701 sq. ft.
Lot Frontage:	27'6"
Front Exposure:	East
Levels:	Three Or More
Total Rooms Above Grade:	8
Year built:	2024 (Age: 2)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	2411597
Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl
Cooling:	None

Fireplaces:	1
Fireplace Details:	Electric, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room, Upper Level
City Quadrant:	Northeast
Community:	Winston Heights/Mountview
Appliances:	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Dining Room · 10'7" × 10'1" ·
Main Floor	Kitchen · 16'3" × 13'6" ·
Main Floor	Living Room · 14'3" × 13'6" ·
2nd Floor	Bedroom - Primary · 13'7" × 10'11" ·
2nd Floor	Bedroom · 10'11" × 9'9" ·
2nd Floor	Bedroom · 10'9" × 9'10" ·
2nd Floor	Laundry · 4'10" × 2'11" ·
3rd Floor	Bonus Room · 14'9" × 13'8" ·
3rd Floor	Bedroom · 12'2" × 11'1" ·
Basement	Game Room · 11'8" × 10'4" ·
Basement	Bedroom · 9'4" × 8'11" ·
Basement	Bedroom · 9'4" × 8'11" ·

Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Shopping Nearby, Sidewalks
Interior Features:	Closet Organizers, Kitchen Island, Separate Entrance, Vinyl Windows
Exterior Features:	Balcony, Lighting, Playground
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/39a-moncton-road-ne-calgary-a2348840/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.