

# \$230,000 - 5220 44 Ave, Calmar

MLS® #E4434261

**\$230,000**

3 Bedroom, 2.00 Bathroom, 1,368 sqft  
Land Lease Community on 0.00 Acres

Calmar, Calmar, AB

Discover this fully renovated gem in Calmar Mobile Home Park. Enjoy an open concept design with 9-ft ceilings, modern LED fixtures, and vinyl plank flooring throughout. The kitchen features new white cabinets with bottom pullout drawers, quartz countertops, and stainless steel appliances. The primary bedroom boasts a 5-piece ensuite and walk-in closet. Additional perks include an expanded living space, insulated crawl space, 18 ft x 14.5 storage shed, and a serene field view. All this in a safe, quiet community with a low land lease of just \$375/month. Your modern oasis awaits!

Built in 1984

## Essential Information

MLS® #	E4434261
Price	\$230,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,368
Acres	0.00
Year Built	1984
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow



Status                      Active

**Community Information**

Address                    5220 44 Ave  
Area                        Calmar  
Subdivision              Calmar  
City                        Calmar  
County                    ALBERTA  
Province                  AB  
Postal Code              T0C 0V0

**Amenities**

Parking                   2 Outdoor Stalls

**Interior**

Interior Features      ensuite bathroom  
Appliances              Dishwasher-Built-In, Freezer, Hood Fan, Refrigerator, Stove-Electric,  
See Remarks, Euro Washer/Dryer Comb, Curtains and Blinds  
Heating                  Forced Air-1, Natural Gas  
Fireplace                Yes

**Exterior**

Exterior                  Wood  
Construction            Wood  
Foundation              Block

**Additional Information**

Date Listed              May 2nd, 2025  
Days on Market        43  
Zoning                    Zone 92

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