

# \$238,000 - 2971 Townsite Crescent, Calling Lake

MLS® #A2220648

## \$238,000

3 Bedroom, 2.00 Bathroom, 1,499 sqft  
Residential on 0.36 Acres

NONE, Calling Lake, Alberta

Located just one row back from the shoreline, this well-maintained 4-season property offers comfort, space, and convenience—all at an affordable price. Set on a fully fenced 0.36-acre lot, the 2015 20'™ wide manufactured home features 3 spacious bedrooms, 2 full bathrooms, and a bright open-concept kitchen and living area perfect for entertaining or relaxing with family. Enjoy your morning coffee on the south-facing covered front deck or host summer BBQs in the sheltered backyard deck space. A double detached garage and paved driveway provide ample parking and storage for vehicles and recreational gear. This move-in-ready home has been lovingly cared for and offers the perfect blend of peaceful lake living and year-round usability. Whether you're looking for a full-time residence or a weekend retreat, this Calling Lake gem is worth a look! Calling Lake is known for great fishing and nice beaches. Close to crown land for hunting and sledding. Consider this easy to maintain property as your year round getaway.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2220648  |
| Price     | \$238,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Square Footage | 1,499                   |
| Acres          | 0.36                    |
| Year Built     | 2015                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 2971 Townsite Crescent      |
| Subdivision | NONE                        |
| City        | Calling Lake                |
| County      | Opportunity No. 17, M.D. of |
| Province    | Alberta                     |
| Postal Code | T0G 0K0                     |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Detached                                                         |
| # of Garages   | 2                                                                              |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, Walk-In Closet(s)                                                                  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | None                                                                                                       |
| Basement          | None                                                                                                       |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Storage               |
| Lot Description   | Back Yard, Front Yard |
| Roof              | Asphalt Shingle       |
| Construction      | Vinyl Siding          |
| Foundation        | Block                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 93             |
| Zoning         | R1C            |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE COUNTY REALTY |
|----------------|----------------------------|

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