

# \$579,000 - 214 Erin Circle Se, Calgary

MLS® #A2235682

## \$579,000

5 Bedroom, 4.00 Bathroom, 1,590 sqft  
Residential on 0.08 Acres

Erin Woods, Calgary, Alberta

### INVESTMENT OPPORTUNITY â€“ CASH-FLOWING LEGAL SUITE + STRONG TENANTS LOCKED IN UNTIL 2026!

Welcome to a turnkey investment property in the heart of Erin Woods SE, Calgary â€“ offering over 1500 sqft of functional living space above grade with a legally suited walkout basement and stable rental income of \$3,400/month until Spring 2026.

Ideal for investors seeking immediate returns, this 4-level split home features 5 spacious bedrooms, 4 full bathrooms, and two separate laundry areas, all with quality finishes and thoughtful updates. Whether you're a seasoned investor or entering the market, this property delivers both performance and peace of mind.

### TENANT DETAILS & RENTAL INCOME:

Main Floor Unit: Rented at \$1,900/month + 60% of utilities until March 31, 2026

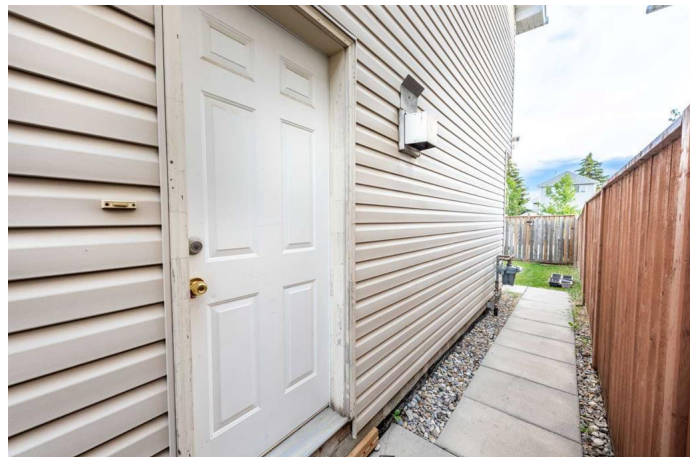
Legal Basement Suite: Rented at \$1,500/month + 40% of utilities until April 30, 2026

Combined Income: \$3,400/month + utilities

Average Utility Range: \$250â€“\$350/month (summer) and \$350â€“\$450/month (winter), split between units

### PROPERTY FEATURES:

Fully legalized walkout basement suite (2022) with private entrance, 2 bedrooms, 2 bathrooms, modern kitchen w/ central island, gas fireplace, and a private south-facing deck



Main level offers vaulted ceilings, maple cabinets, large windows, skylights, and a cozy living room w/ withiver rock gas fire. place  
Upper floor includes a spacious primary suite with a walk-in closet and an ensuite, plus 2 additional bedrooms and another full bath.  
Separate laundry areas for main and basement suites

Recent upgrades include:

- ? New appliances (2023â€“2024)
- ? New furnace and hot water tank (2022)
- ? Legalization of basement suite (2022)

#### PRIME LOCATION:

Quiet street in central Erin Woods SE  
Quick access to Stoney Trail, Deerfoot Trail, and downtown Calgary  
Minutes to schools, shopping, parks, and Calgaryâ€™s industrial hub  
Rear parking pad for 2 vehicles + ample street parking in front

Whether you're looking to grow your real estate portfolio or house hack with rental support, this property checks all the boxes: legal suite, long-term tenants, low vacancy risk, and strong cash flow. Donâ€™t miss this rare opportunity to secure a high-performing investment property in Calgaryâ€™s rental market.

Built in 1997

#### Essential Information

MLS® #	A2235682
Price	\$579,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,590
Acres	0.08
Year Built	1997

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	214 Erin Circle Se
Subdivision	Erin Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3H8

### Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad, Unpaved

### Interior

Interior Features	Pantry, Jetted Tub, Skylight(s), Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 30th, 2025
Days on Market	49

Zoning

R-CG

## **Listing Details**

Listing Office

URBAN-REALTY.ca

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