

\$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

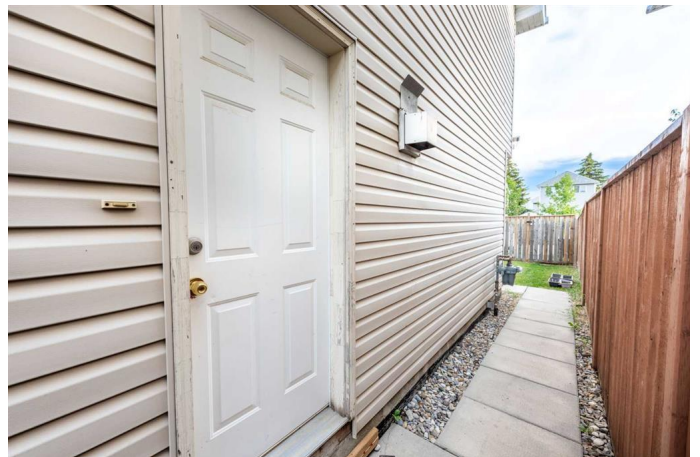
Legal Basement Suite: Rented at \$1,500/month + 40% of utilities until April 30, 2026

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 | 48 |

Zoning

R-CG

Listing Details

Listing Office

URBAN-REALTY.ca

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