

# \$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

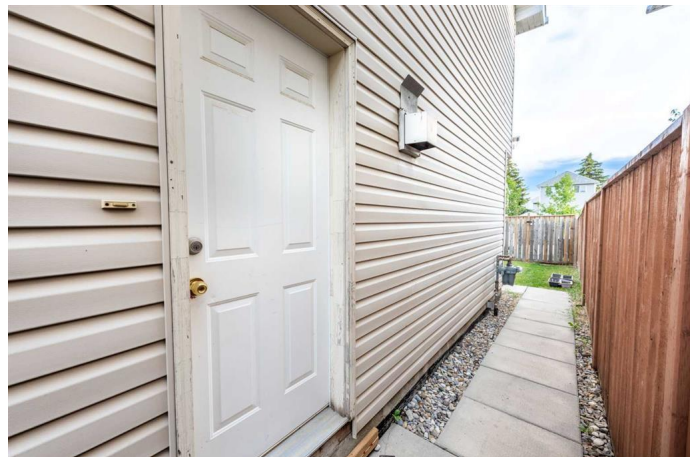
Legal Basement Suite: Rented at \$1,500/month + 40% of utilities until April 30, 2026

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 | Jetted Tub, Pantry, Separate Entrance, Skylight(s)                                    |
| 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 | 56              |

Zoning

R-CG

## **Listing Details**

Listing Office

URBAN-REALTY.ca

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