

\$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

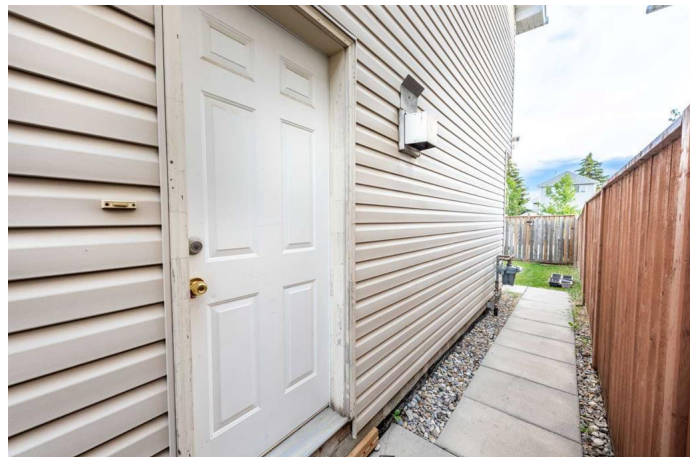
Legal Basement Suite: Rented at \$1,500/month + 40% of utilities until April 30, 2026

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	17

Zoning

R-CG

Listing Details

Listing Office

URBAN-REALTY.ca

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