

**214 Erin Circle SE
Calgary, Alberta**

MLS # A2235682



\$579,000

Division:	Erin Woods		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,590 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	4
Garage:	Alley Access, Off Street, Parking Pad, Unpaved		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Pantry, Separate Entrance, Skylight(s)		

Inclusions: n/a

INVESTMENT OPPORTUNITY & CASH-FLOWING LEGAL SUITE + STRONG TENANTS LOCKED IN UNTIL 2026! Welcome to a turnkey investment property in the heart of Erin Woods SE, Calgary & 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: \$250&\$350/month (summer) and \$350&\$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 (2023&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

Calgary'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. Don't miss this rare opportunity to secure a high-performing investment property in Calgary's rental market.