



## 214 Erin Circle SE, Calgary, Alberta - \$579,000



Main Photo

### Property Description

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.

## REALTOR Referral



REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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Photos  
Coming  
Soon



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