



214 Erin Circle Calgary Alberta

\$589,000

This impressive 4-level split home offers over 2000 square feet of living space, making it the perfect choice for first-time homebuyers, downsizers, upsizers, and real estate investors. With five spacious bedrooms and four full bathrooms, there's room for growing families or anyone needing extra space. Two skylights fill the home with natural light, while two cozy fireplaces add a welcoming atmosphere. The main level features a bright, open layout with vaulted ceilings, an inviting kitchen with beautiful maple cupboards, and large windows that bathe the living room in sunlight. A gas fireplace with river rock surround creates a warm and relaxing space. The dining area is conveniently located just off the kitchen, ideal for family meals and entertaining. Upstairs, the primary bedroom offers a 4-piece ensuite and a walk-in closet, while two additional bedrooms share another 4-piece bath. The basement's legal suite, added in 2022, is a standout feature. This self-contained walkout legal suite has its entrance, which is perfect for generating rental income or accommodating multigenerational living. It includes two bedrooms, two bathrooms, a modern kitchen with a central island and a cozy living room with a gas fireplace. The legal suite opens to a private south-facing deck, ideal for outdoor relaxation. The main floor and basement have separate laundry facilities, and some appliances are new (purchased in 2023 and 2024). The furnace and hot water tank were also recently replaced in 2022, when the basement suite was legalized, offering peace of mind for years to come. Located in a quiet, central part of Erin Woods SE, Calgary, this home is easily accessible to major transportation routes like Stoney Trail and Deerfoot Trail, making commuting simple. It's also close to downtown Calgary, the industrial heartland, schools, shopping, and all the amenities you need. With parkin...

4pc Bathroom 7.58 Ft x 5.08 Ft

4pc Bathroom 5.25 Ft x 7.67 Ft

Bedroom 9.58 Ft x 11.25 Ft

Bedroom 9.50 Ft x 11.33 Ft

Primary Bedroom 11.25 Ft x 11.67 Ft

3pc Bathroom 7.58 Ft x 5.00 Ft

Kitchen 7.33 Ft x 11.00 Ft

4pc Bathroom 7.17 Ft x 5.00 Ft

Bedroom 9.00 Ft x 8.75 Ft

Bedroom 11.00 Ft x 15.00 Ft

Furnace 7.17 Ft x 5.17 Ft

Dining room 9.58 Ft x 8.92 Ft

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Dining room 7.33 Ft x 5.92 Ft

Kitchen 11.58 Ft x 11.42 Ft

Family room 13.75 Ft x 13.83 Ft

Living room 16.83 Ft x 16.17 Ft