

# \$400,000 - 260 Erin Woods Dr Se, Calgary

MLS® #C4279912

## \$400,000

6 Bedroom, 3.00 Bathroom, 1,431 sqft  
Detached on 0 Acres

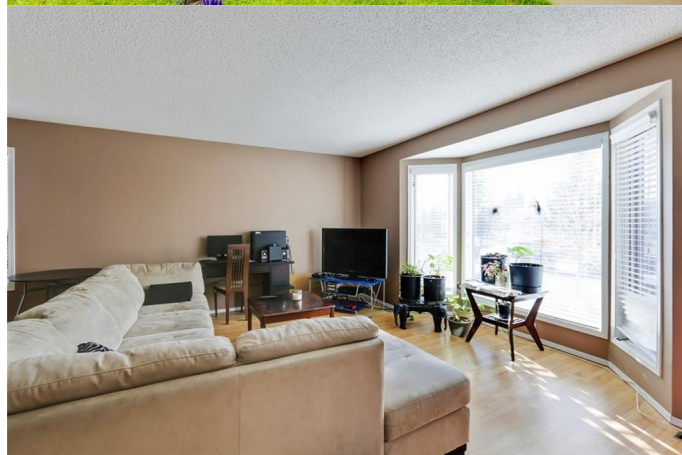
Erin Woods, Calgary, Alberta

lillegal suite~ 6 bedroom 3 full bath rental dream ! Fully rented with leases. \$1425, main level paying 50% utilities until June 2021- basement is paying \$1275.00 plus 50% utilities \$2700 monthly rent until Sept 2020 (Fully leased )~ Great revenue property. Zoned R2, bi-level with air conditioning/separate secure entrances. Each unit has its own washer & dryer. Upper unit :1431 sq. ft. on main floor and 3 large bedrooms with 2 full baths. One bedroom has a full en-suite with walk-in closet. Home has central Air. Lower unit: 1415 sq. ft. 3 large bedrooms 5 LARGE windows and full bath. Lower has separate entrance and separate washer & dryer With city of Calgary's new short term options to legalize any pre-existing suite prior to 2018 Development the costs are minimal and hoops to jump through are small. Very easy to take this suite to the legal level! Buy the perfect investment. The income supersedes the mortgage payment. This property is self-sustaining with excellent tenants.

Built in 1990

## Essential Information

MLS® #	C4279912
Price	\$400,000
Bedrooms	6
Bathrooms	3.00



Full Baths	3
Square Footage	1,431
Acres	0.09
Year Built	1990
Type	Detached
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	260 Erin Woods Dr Se
Area	Calgary
Subdivision	Erin Woods
City	Calgary
Province	Alberta
Postal Code	T2B 3B9

### **Amenities**

Features	Fire Pit
Parking Spaces	1
Parking	No Assigned Parking

### **Interior**

Heating	Natural Gas, Forced Air-1
Has Basement	Yes
Basement	Fully Finished, SUITE - Illegal

### **Exterior**

Exterior	Stucco
Exterior Features	Fenced, Landscaped, Level Land, Playground Nearby, Schools, Back Lane
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Listing Details**

Listing Office	MAXWELL CAPITAL REALTY
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Listing information last updated on February 23rd, 2020 at 10:30pm MST