

JANUARY 2023

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**Dr. Claudiu Corbea**  
General Dentist

**Dr. Daniel Kulevski**  
General Dentist

**Dr. Nathan Speidel**  
General Dentist

#### OFFICE HOURS

Monday	7:30 AM to 4 PM
Tuesday	7:30 AM to 7 PM
Wednesday	7:30 AM to 7 PM
Thursday	7:30 AM to 4 PM
Friday	7:30 AM to 3 PM
Saturday*	9 AM to 3 PM
Sunday	CLOSED

\*Open two Saturdays per month




# OPEN HOUSE

FEBRUARY 11, 2023 | 10 AM – 2 PM

 [visitus@stmu.ca](mailto:visitus@stmu.ca)

 [stmu.experience](https://www.stmu.ca/experience)

14500 Bannister Rd SE, Calgary AB | 403-531-9130








# KARATE

[www.acku.org](http://www.acku.org)

**Braeside Community Center**  
11024 Braeside Drive SW

**Thursdays**  
**Beginners**  
 6:15 pm - 6:45 pm  
**Colour Belts (ages 7 and up)**  
 7:00 pm - 8:00 pm  
 Train karate at any of our clubs

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[official-plumbing-heating.ca](http://official-plumbing-heating.ca)

# PROTECTING FAMILIES

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 DO YOU HAVE A  
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✓ House calls    ✓ Reasonable fees  
 Location: Palliser

**403-669-3355**



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# FAMILIES

# BRAESIDE COMMUNITY ASSOCIATION

## To Contact Board of Directors:

Telephone: 403-253-4232 • Fax: 403-253-3528

Email: [braecom@telusplanet.net](mailto:braecom@telusplanet.net)

Mail: 11024 Braeside Drive SW, Calgary, Alberta, T2W 6G5

Board meetings are held on the third Tuesday of each month at 6:30 pm in the Lower Hall board room at the Braeside Community Centre. The meeting is open to all Braeside residents or interested parties. If you have issues or concerns and you would like to be placed on the agenda, kindly call the office at 403-253-4232.

### BOARD POSITIONS:

President	Jen Burgess	
Vice President (Acting)	Jenny Smith	
Treasurer	Vacant	
Secretary	Vacant	
Director at Large	Paul Finkleman	
Director at Large	Dave Nagel	
Director at Large	Chris Mattock	
Director at Large	Jenny Smith	
Director at Large	Tiffany Orr	
Director at Large	Lindsey Higgins	

### COMMUNITY CONTACTS:

Operations Director	Sieuwke Stoppel	403-253-4232
Before and After School Care	Louise Whitbread	403-258-0699
Chinook Musical Society	For Tickets	403-271-3719
City Liaison	Jenna Findlater	403-476-7277
Girl Guides	Barb Augustyn	403-251-5169
Facility Maintenance Lead	James Richard	

### AREA SCHOOLS:

Braeside Elementary		403-777-8470
John Ware Junior School		403-777-7930
St. Benedict Elementary		403-500-2053

### GOVERNMENT REPRESENTATIVES:

Councillor, Ward 11	Kourtney Penner	403-268-3611
MLA, Calgary-Glenmore	Whitney Issik	403-216-5421
MP, Calgary Heritage	Bob Benzen	403-253-7990

**Disclaimer:** The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

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## The Braeside Bulletin

The Braeside Bulletin is published by the Braeside Community Association and delivered to all Braeside homes. Articles can be emailed to [braecom@telusplanet.net](mailto:braecom@telusplanet.net). Submission deadline is the first of the month for inclusion in the following month's publication. Space limitation may prevent some material submitted from being published. Editing may be required.

While we make every effort to ensure that all information provided and published is correct, we are not responsible for any omissions or errors.

Opinions expressed within these articles, reports or submissions are the author's and should not be considered as reflecting those of the editor or Community Association.

To place a paid advertisement in the Braeside Bulletin, contact Great News Media, 403-263-3044, [sales@great-news.ca](mailto:sales@great-news.ca).

"The Braeside Community Association is committed to representing the community with honesty and integrity, working towards common values and goals."

Check us out on the web at: [www.calgaryarea.com](http://www.calgaryarea.com) (click on SW, Braeside). Email: [braecom@telusplanet.net](mailto:braecom@telusplanet.net). Follow us on Facebook at Braeside Community Association.

## The Future of Braeside's Playgrounds

Please join the Braeside Community Association and the Playground/Green-Space Committee for an evening of information regarding the future of Braeside's playgrounds.

In attendance will be Councillor Penner's office, along with a representative from the Parks Department.

**Where:** Braeside Community Association

**When:** Tuesday, January 10, 6:30 to 8:30 pm







## **Braeside Before & After School Care**

### **Kindergarten Care**

A licensed, non-profit school age care located in Braeside Community Centre. We offer a fun and exciting school year program along with spring break, winter break and summer care! We focus on play-based learning and provide opportunities for natural exploration of a variety of planned and free choice age and developmentally appropriate activities. Our daily programming includes notebooks, discovery, physical literacy, creative learning, science, arts, crafts, out trips and much more.

Government Affordability Grant available to all kindergarten children

Provincial subsidy available to qualifying parents.

For more information or to register, contact us at:  
403-258-0699 or  
[braechildcare@gmail.com](mailto:braechildcare@gmail.com)

**We believe that children are  
unique and require a stimulating  
and interactive environment that  
recognizes and accommodates  
each child's individuality.**

# The BCA is Looking for Volunteers to Build and Maintain Our Ice Rinks this Season!



# Braeside Community Membership Application

## Valid September 1, 2022 – August 31, 2023

### Family Information:

Adults (First and Last Name): \_\_\_\_\_

Children (First and Last Name): \_\_\_\_\_

Address: \_\_\_\_\_, Calgary Postal Code: \_\_\_\_\_

Phone No: \_\_\_\_\_ Email: \_\_\_\_\_

### Membership Type Available: (Please indicate which membership type you are purchasing)

<input type="checkbox"/> \$25.00 – Member	Up to 2 adults with or without children (Braeside residents have voting rights)
<input type="checkbox"/> \$15.00 – Senior	Up to 2 adults over 55 (Braeside residents have voting rights)
<input type="checkbox"/> \$25.00 – Business Member	

### PAYMENT OPTIONS

#### 1) Submit completed form with cash or cheque to 11024 Braeside Drive SW, Calgary, T2W 6G5

PLEASE NOTE: There is a \$15.00 charge for all NSF cheques

#### 2) E-Transfer payments are accepted. Please direct payments to [braecom@telusplanet.net](mailto:braecom@telusplanet.net)

Membership cards will be mailed to you! Please ensure mailing information is complete and accurate.

The Braeside Community Association holds many successful functions each year thanks to the tremendous help of our volunteers! If you would like to get involved, please tell us where you would be interested in volunteering:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Board Member or Committee Member | <input type="checkbox"/> Parade          | <input type="checkbox"/> Stampede Breakfast |
| <input type="checkbox"/> Children's Events                | <input type="checkbox"/> Recycling Event | <input type="checkbox"/> Rink Maintenance   |
| <input type="checkbox"/> Casino                           |  | <input type="checkbox"/> Trunk Sale         |

### Important – Privacy Legislation Community Association Members/Residents:

The Personal Information Protection Act became law in Alberta on January 1, 2004.

*I understand that my personal information will be kept confidential by the Braeside Community Association. I also acknowledge that my personal information may be used/disclosed only in certain circumstances to establish, administer, and maintain membership lists, program/sports registrations, government reporting, emergency contacts, or legal and regulatory requirements. I hereby consent to such use and disclosure for these limited purposes until such time as I may revoke my consent in writing.*

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

### THANK YOU FOR YOUR SUPPORT!

Membership Number (Assigned by Community Office): \_\_\_\_\_ Date Card(s) Mailed: \_\_\_\_\_

## Annual General Meeting

Our Braeside Community Association 2023 Annual General Meeting is around the corner! Mark your calendars and join us on Tuesday, January 17, from 6:30 to 8:30 pm. We'll welcome guest speakers, and the agenda will cover official business followed by a members' social. Join us for a meet and greet with the board, hear what we're up to, and enjoy some wine and hors d'oeuvres. We are so excited to have the opportunity to connect with everyone after the last couple of years of virtual meetings!

**RSVP Details:** Please note that we are asking everyone who plans to attend to RSVP to the Eventbrite invitation by January 16, 2023. There are several ways to RSVP:

- You can find the direct Eventbrite registration link here: <https://BCA2023AGM.eventbrite.com>.
- You can check our Facebook page (search Braeside Community Association). When you see the poster advertised online or in the community, open the camera on your mobile device and scan the QR code. A website link will appear and once you tap it, you will be directed to the event registration page.
- Not working? Feel free to reach out to BCA's Operations Director, Sieuwke Stoppel - pronounced "Shoe-ka" to help get you registered via email at [braecom@telusplanet.net](mailto:braecom@telusplanet.net) or by phone at 403-253-4232.

Please note, voting eligibility is held by members only. Do you have questions, or want to inquire about BCA membership? Please reach out to Sieuwke Stoppel; contact details are above.

## Programs and Services at BCA

### Monday Nights

Essentrics Fitness

### Tuesday and Thursday Mornings

Senior Fitness

### Wednesday Mornings

Tai Chi

### Thursday Evenings

Karate

# AGM

**The BCA AGM will  
take place on  
January 17, 2023,  
at 6:30 pm**



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YEAR FROM THE  
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# BUSINESS CLASSIFIEDS

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**NEIGHBOURHOOD CONFLICT?** Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! [www.communitymediation.ca](http://www.communitymediation.ca), 403-269-2707.

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## One Odd Animal

Platypuses are one odd but cute animal! They share genes with birds, reptiles, and mammals. This might have been why when the first stuffed platypus was brought from Australia to Europe, people thought that the creature was a hoax. To them, it looked like several animals had been expertly sewn together by a taxidermist!



# Donations

The BCA is looking for donations of books, puzzles, and games for the BCA Book Nook!



# PLUMBER



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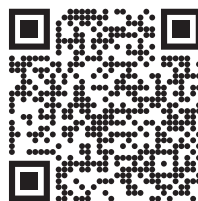
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- **Real Estate Statistics**
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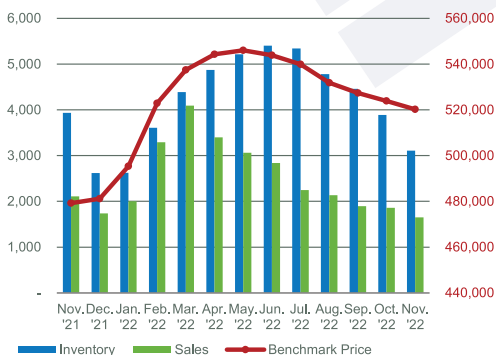
		Properties		Median Price	
		Listed	Sold	Listed	Sold
November	22	4	4	\$224,950	\$236,500
October	22	6	9	\$479,900	\$470,000
September	22	9	15	\$549,900	\$531,000
August	22	10	8	\$292,400	\$284,500
July	22	13	11	\$335,000	\$335,000
June	22	11	7	\$349,900	\$349,900
May	22	26	27	\$379,900	\$395,000
April	22	26	17	\$319,900	\$333,500
March	22	18	20	\$319,700	\$335,000
February	22	14	13	\$299,000	\$316,000
January	22	8	10	\$332,500	\$332,500
December	21	6	10	\$392,450	\$387,500

To view more detailed information that comprise the above  
MLS averages please visit [brae.mycalgary.com](http://brae.mycalgary.com)

## 2022 CALGARY MARKET REVIEW

The first half of 2022 brought a continuation of the extremely busy market that began last year. Competing offer situations were commonplace during this time & buyers had to act quickly to secure a purchase. To rein in inflation & cool the hot real estate markets across the country, the Bank of Canada raised its target overnight rate by a whopping 3.5% so far in 2022! This has led to increases in both fixed & variable rates based on historical averages. Year over year, resale prices are up approximately 5% to 10% depending on property type, location & other factors. Calgary's improving economy has led to a strong employment market plus higher migration levels, both have contributed to keeping real estate inventory levels relatively low & prices stable. The rental market is extremely tight which has sparked interest in revenue properties from real estate investors.

## CITY OF CALGARY TOTAL INVENTORY AND SALES



## BRAESIDE MARKET STATISTICS 2022 Y-T-D

### Single Family Homes:

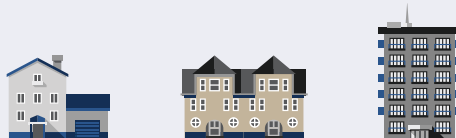
2 active listings – Average list price \$594,000 with 42 days on market  
 63 sales since Jan 1, 2022 – Average sale price \$538,769 with 29 DOM

### Condo/Townhouses/Attached:

1 active listing – List price \$304,000 with 46 DOM  
 69 sales since Jan 1, 2022 – Average sale price \$273,451 with 24 DOM

### Apartments:

1 active listing – List price \$177,500 with 41 DOM  
 10 sales since Jan 1, 2022 – Average sale price \$162,223 with 51 DOM



(Statistics based on CREB MLS System listings on Dec 5, 2022)

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