BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER





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BRAESIDE COMMUNIT REAL ESTATE ACTIVIT

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Call us to help you navigate through the changing real estate world

Call or Text 403-606-8888 **Email len@lentwong.com**

*Guarantee is being offered by Greater Property Group. Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
July	23	16	17	\$359,900	\$380,100
June	23	27	22	\$414,950	\$454,000
May	23	18	17	\$275,000	\$330,000
April	23	11	7	\$424,000	\$460,000
March	23	14	18	\$294,900	\$300,750
February	23	10	7	\$349,900	\$332,000
January	23	7	9	\$218,800	\$232,500
December	22	7	6	\$509,500	\$520,750
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

To view more detailed information that comprise the above MLS averages please visit brae.mycalgary.com



New Location Now Open!

Dr. Adrian Harbison and Dr. Sean Carey, along with the the rest of the West Peaks Dental Team look forward to meeting you!



- 🔖 Suite 205, 125 Oakmoor Pl SW Calgary, AB T2V 4A3
- (403) 281-4264
- 🗎 westpeaksdentalsuite.ca





BRAESIDE COMMUNITY ASSOCIATION

Contacting The Braeside Community Association

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

Email: operations@braesideyyc.ca

Mailing address: 11024 Braeside Dr SW, Calgary AB, T2W 6G5

We now have new office hours: Monday to Thursday from 9:30 am to 3:30 pm and Fridays by appointment. Board meetings are held every third Tuesday of the month in the Lower Hall Board Room. Meetings are open to all Braeside community members. If you have issues or concerns you would like to raise at a board meeting, please call our office or email us to be added to the agenda.

EXECUTIVE		
Board President	Jenny Mae Smith	president@braesideyyc.ca
Vice President	Lindsey Higgins	vicepresident@braesideyyc.ca
Treasurer	Tammy Strowbridge	treasurer@braesideyyc.ca
Secretary	Elsbeth MacPhee	secretary@braesideyyc.ca
Directors at Large		
	Bill Dunning	bill@braesideyyc.ca
	Michele Maurette	michele@braesideyyc.ca
	Jennifer Burgess	jennifer@braesideyyc.ca
	Chris Mattock	chris@braesideyyc.ca
Staff		
Operations Manager	Kimberley Jordan	operations@braesideyyc.ca
Facility Maintenance	James Richard	maintenance@braesideyyc.ca
Lead		
Child Care	Louise Whitbread	childcare@braesideyyc.ca
Resource Team		
Community	Trent Taylor	pol4739@calgarypolice.ca
Resource		
Officer		
NPC (Neighbourhood	Jenna Findlater	jenna.findlater@calgary.ca
Partner Coordinator)		
Ward 11 City	Kourtney Penner	ward11@calgary.ca
Councillor	·	

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.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

The Braeside Bulletin

The Braeside Bulleting is published by Great News Media in partnership with the Braeside Community Association and delivered to all homes in Braeside. Articles can be submitted to operations@braesideyyc.ca. Submission deadlines are the first of every month for inclusion in the following months publication. Space limitations may prevent some material from being published. Editing may be required.

While we make every effort to ensure the information 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 advertising in the Braeside Bulletin, contact Great News Media at 403-720-0762 or sales@ greatnewsmedia.ca.

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

We are currently working on a new website! Watch next month's Bulletin for more information. Follow us on Facebook at Braeside Community Association.



BRAESIDE C.A. PICNIC IN THE PARKING LOT

BACK TO SCHOOL BASH

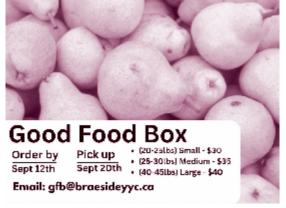


FRIDAY 15 SEPTEMBER, 2023 5:00 PM - 8:00 PM

Food Trucks and Fun at the **Braeside Community Association**

Featuring the Braeside Bucket Challenge!

11024 BRAESIDE DR SW



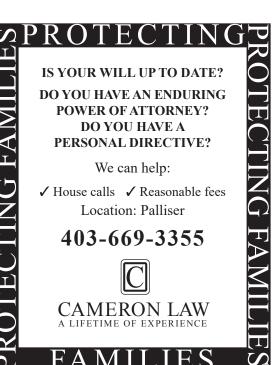
Good Food Box Program Now in Braeside!

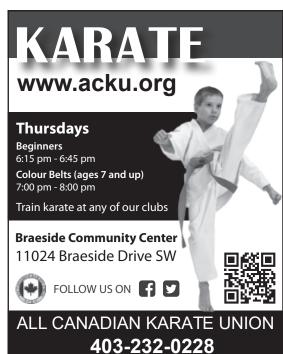
The Good Food Box is a program offering Calgarians sustainable and nutritious boxes of fruits and vegetables. The Braeside Community Association is now a depot for the Good Food Box program! Boxes are lovingly assembled by volunteers who along with The Community Kitchen desire to see all individuals and families accessing nutritious fruits and vegetables. Good Food Boxes are ordered monthly and contain seasonal fruits and vegetables. Each box will vary. Good Food Boxes are for everyone!! Boxes can be purchased by emailing: gfb@braesideyyc.ca.

- (20 to 25lbs) Small \$30
- (25 to 30lbs) Medium \$35
- (40 to 45lbs) Large \$40

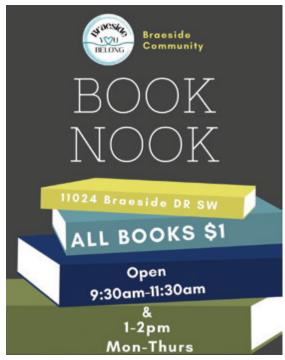
September orders must be placed by September 12 and picked up September 20 at the Braeside Community Association (11024 Braeside DR SW) between 5:00 and 7:00 pm.



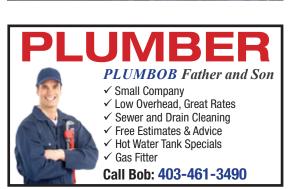


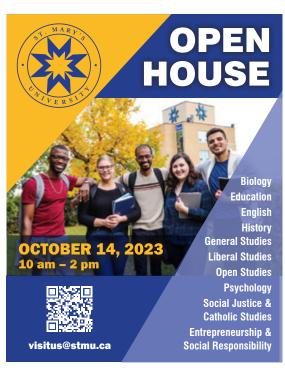












HALL RENTALS

BRAESIDE COMMUNITY ASSOCIATION



Contact us 403-253-4232

operations@braesideyyc.ca

Upper hall accommodates up to 240 people Lower hall accommodates 100 classroom style

Board room scating up to 12

11024 Braeside DR SW

- Birthdays
- Retirements
- · Celebrations of Life
- AGMS
- Family Reunions
- and more





GAMES & PUZZLES

Guess That Animal!

- 1. Male ______ are the only creatures in the animal kingdom to undergo pregnancy and give birth.
- 2. This tree-hugging marsupial's fingerprints are almost indistinguishable from humans, which has confused some forensic crime scene investigators.
- 3. This monogamous species mates for life and courts one another by gifting each other pebbles.
- 4.This large rodent is one of the friendliest in the animal kingdom and has been known to befriend crocodiles, monkeys, dogs, and even humans!
- 5. The ______ is the only mammal that can truly fly and not simply glide.
- are the only venomous primates; their armpits secrete venom that they lick to coat their teeth before attacking and biting.





SCAN THE QR CODE FOR THE ANSWERS!

SCAN HERE TO VIEW ADDITIONAL BRAESIDE CONTENT

News, Events, & More



Crime Statistics



Real Estate Statistics





Now Open!

Family-Friendly, Fresh, Small Batch Beers & Cozy, Locally Sourced Food

Show us this ad when you come in for 10% off



#20 9620 Elbow Dr. SW, Colgary, Alberta, T2V 1M2



Braeside Community Membership Application Valid September 1, 2023 – August 31, 2024

Children (First & Last Name)				
Address:	Postal Co	de:		
Phone #:	Email:			
Nembership Type Available: (Please	indicate which membership	type you are purchasing)		
□\$25.00 – Family Membership	Up to 2 a	Up to 2 adults with or without children		
□\$15.00 – Senior Membership	Up to 2 a	Up to 2 adults over 55		
□\$25.00 – Business Member				
 Submit completed form with continuous as \$15.00 charge for all Online banking (e-transfer payor Membership cards will be mailed to the Braeside Community Association how the plunteers. We need your help. PLEASE 	NSF cheques ment) is accepted at (email): o you. Please ensure mailin lds Community Events and A	braecom@telusplanet.net	and accurate	
oluliteers. We lieed your lieip. PLEASE	SELECT ONE		,	
Board or Committee Member	☐ Parade of garage sales	□Stampede Breakfast	□Garden	
	T_	☐Stampede Breakfast ☐Rink Maintenance		
□ Board or Committee Member □ Events Important – Privacy Legislation Comm The Personal Information Act became I understand that my personal information acknowledge that my person information in maintain BCA membership lists, programs/	□ Parade of garage sales □ Community Clean Up nunity Association Members law in Alberta on January 1, will be kept CONFIDENTIAL by to may be used/ disclosed ONLY in (Sports registrations, government)	Rink Maintenance / Residents: 2004. the Braeside Community Associate Community Associated C	□Garden □Casino ciation. I olish. Administer and acts, or legal and	
□ Board or Committee Member □ Events Important – Privacy Legislation Comm The Personal Information Act became I I understand that my personal information acknowledge that my person information in maintain BCA membership lists, programs/ regulatory requirements. I herby consent to revoke my consent in writing.	□ Parade of garage sales □ Community Clean Up nunity Association Members law in Alberta on January 1, will be kept CONFIDENTIAL by the same by the used of disclosed ONLY in the sports registrations, government of such use and disclosure for the same content of the	Rink Maintenance / Residents: 2004. the Braeside Community Associate Community Associated C	□Garden □Casino ciation. I olish. Administer and acts, or legal and	
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TIME TO RENEW YOUR BRAESIDE COMMUNITY ASSOCIATION

MEMBERSHIPS EXPIRE AUG 31/23



Membership Information

Are you a BCA member? Your community contribution means a lot!

Just where does your contribution go and what are the benefits?

- Ice rink operation and maintenance
- Building maintenance
- BCA programs and services
- · Community events such as the Stampede Breakfast, Trunk Sale, Halloween Howl, and the Winter Festival Bake and Book Sale
- Event attendance at no charge
- Hall and rink rental discounts
- Upcoming discounts with local businesses!

Cost:

- Family memberships are \$25
- Seniors memberships are \$15
- Business memberships are \$25
- *BCA members can vote at our AGM.

Thank you for supporting the Braeside Community Association!

Programs and Services at the BCA

Tuesday

Seniors' Fitness

9:30 to 10:30 am

Upper Hall

\$4 drop-in for members

(Senior membership required. Cost is \$15)

Wednesday

Fung Lok Kok Taoist Tai Chi

10:00 to 11:00 am

Upper Hall

Thursday Seniors' Fitness

9:30 to 10:30 am

Upper Hall

\$4 drop-in for members

(Senior membership required. Cost is \$15)

ACKU Karate Beginners

6:15 to 6:45 pm

Upper Hall

ACKU Karate Colour Belts

7:00 to 8:00 pm

Upper Hall (Ages 7+)

ACKU Karate offers \$35 yearly membership, \$59 per month, or \$99 per family (2+).



Nature's Ottoman

Capybaras, the largest rodents on Earth, are one of the friendliest creatures in the animal world. They're referred to as "nature's ottomans" because they'll allow birds, monkeys, rabbits, and other small critters to cuddle with them or hitch a ride on their backs. Capybaras will even befriend crocodiles and ride on their backs!







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403-251-1522

Charles Gulley, DD, F.C.A.D. Denturist, Denture Specialist

10 Signs That You May Be **Suffering from Anxiety**

by Nancy Bergeron, R.Psych. | info@nancybergeron.ca



Feeling anxious at times is completely normal. However, unchecked it can become maladaptive and cause distress in our daily lives. How can we tell if our feelings of anxiousness have crossed over into a disorder? Sometimes it's not easy, as anxiety can show up in many different forms such as phobias, social anxiety, and panic attacks.

You may be suffering from unchecked anxiety if you experience any of the following on a regular basis.

- 1. Perfectionism. Putting expectations on yourself that are not realistic to meet, setting yourself up to fail or not even starting a task due to fear of failure.
- **2. Compulsive Behaviour.** Repeated behaviours like checking locks and washing your hands, overindulging in mood altering substances to relax, or experiencing constant intrusive thoughts.
- **3. Self-Doubt.** Constant negative thoughts or talk that is negative about yourself.
- **4. Muscle Tension.** May cause discomfort around the neck and shoulder area, leading to ongoing headaches and other physical problems.
- **5. Chronic Indigestion.** Trouble enjoying meals because of chronic indigestions and stomach issues.
- 6. Self Consciousness. Frequent worry about how you present yourself to others in terms of appearance, speech, and mannerisms.
- 7. Panic and Flashbacks. Feelings of doom and extreme worry that may cause shortness of breath, dizziness, and nausea. This may include flashes of something traumatic from your past.
- 8. Irrational Fears. Frequent thoughts that are causing fear and discomfort about certain situations. These thoughts lead you to equate those experiences with feelings of dread and worry resulting in self-limiting behaviour.
- **9. Sleep Problems.** Trouble falling asleep or staying asleep, with frequent thoughts related to worry waking you up.
- 10. Excessive Worry. Difficulty focusing due to intrusive thoughts and frequent worry. This may lead to nervousness, the inability to focus, and feelings of panic.

If any of these symptoms describe how you feel on a regular basis, please seek professional guidance from a psychologist for a formal diagnosis. Cognitive Behavioural Therapy (CBT) is generally the first step and the gold standard for anxiety management. Additionally, your psychologist can help you decide if seeking medical/ pharmaceutical intervention from your doctor may also be necessary.

DID YOU KNOW?



We are the official youth soccer provider for: Auburn Bay, Canyon Meadows, Cranston, Deer Ridge, Deer Run, Evergreen, Lake Chaparral, Langdon, Legacy, Mahogany, Marquis De Lorne, Queensland, and Walden.

YOUR LOCAL SOCCER PROVIDER U4-ADULT

DEVELOPING EXCELLENT PLAYERS AND OUTSTANDING PEOPLE

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- Only Calgary Club with 2 turf indoor training facilities. Full size 11v11 Turf Fieldhouse and Turf Training Skills Center.
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- In-house Sport Science program to develop athleticism and prevent injuries.
- Coaching Mentorship and Certification Programs for ALL U4-Adult Coaches.

- Verifiably Calgary's best soccer program with more resources and pathways to
- 8 Canadian National Youth Championships won.
- Foothills WFC is the highest level of women's soccer in Canada and 2022 UWS Western Conference Champions.

pro-am leagues for boys and girls.

• One of two founding franchises for the Project 8 women's professional league launching in 2025.

INDOOR 2023/2024 REGISTRATION: Program details and online registration available AUGUST 15[™] TO SEPTEMBER 30[™] at www.gofoothills.ca





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CEDARBRAE COMMUNITY CLEANUP SEPT 10 9 AM - 2 PM

HOUSEHOLD WASTE ~ HOME ELECTRONICS ~ GENTLY USED HOUSEHOLD ITEMS ~ APPLIANCES ~ METALS ~ TIRES & BATTERIES

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NO COMMERCIAL MATERIALS

Volunteers needed! Please contact Shelley 403.650.6100

VEHICLES MUST ENTER USING

WESTBOUND OAKFIELD DR. ONLY!



Dementia Advice Line Connects Albertans to Care

from Alberta Health Services



Individuals living with dementia, and their caregivers, can now be connected directly to a specialized dementia nurse through Health Link 811 as part of

changes to the dementia advice line. This will better connect caregivers and those with dementia, including Alzheimer's, to timely advice and care.

Between 8:00 am and 8:00 pm daily, Albertans can call Health Link at 811 and press the option to speak to a nurse specializing in dementia. They will answer your call, go through an assessment, and provide advice and resources for your immediate concerns. Previously, callers needed to speak to a Health Link nurse, get a referral, and then receive a response within 72 hours from a dementia nurse.

After hours, Health Link staff will assess your needs and provide advice for your immediate concerns. When needed, you will be referred to a specialized dementia nurse for additional advice.

The dementia nurse, who has extensive training and experience in seniors' health, will be able to provide an in-depth assessment to gain an understanding of each situation. The dementia nurse will provide support and advice to patients and caregivers and can connect callers to services available in their community.

Currently, about 40,000 Albertans are living with dementia, a syndrome that affects memory, thinking, orientation, judgment, and the ability to carry out daily activities.

The number of dementia cases is expected to more than double in Alberta as the baby boom generation moves into older age. By 2038, it is estimated that about one in 10 Albertans over the age of 65, and nearly half over age 90, will be living with dementia.

For more information, call 811 or visit our website.



Back-to-School with Healthy Smiles!

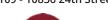
Let the Apple Dental team help you get your smile Back-to-School ready! Apple Dental is pleased to offer a \$50 New Patient Exam. Our team of amazing doctors came together to ensure that our new patient exams are affordable, accessible, and offer the highest standard of expertise & care for every patient we see.



回激電回 10233 Elbow Dr SW, Suite #380, Calgary, AB, T2W 1E8 Phone: (403) 640-4000 | info@appledentalgroup.ca 画型 www.appledentalgroup.ca

*A New Patient is defined as anyone who is coming to this clinic for the first time. A New Patient Exam is a Comprehensive Dental Examination by a General Dentist which does not include X-Rays or Dental Hygiene.







MATS Commercial mat rentals and purchases



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WORKWEAR Workwear and cleaning of uniforms and coveralls



CLEANING One-stop service for cleaning supplies and paper products

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NEPTUNE PLUMBING & HEATING LTD: Oualified journeymen plumbers/gasfitters, very experienced in Braeside. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

OFFICIAL PLUMBING & HEATING: Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating. ca; www.official-plumbing-heating.ca.

BRAESIDE MORTGAGE BROKER: Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | anita@ anitamortgage.ca | Licensed by Avenue Financial.

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AFFORDABLE DENTAL CARE MINUTES FROM BRAESIDE! Cut through the noise. Message received loud and clear! We follow Blue Cross and all dental insurance fees. No surprises. No fluff, no frills! Direct billing; instant tax receipts, too! Independent establishment for over 33 years! Call today at 403-287-6453 or 403-272-7272, or visit CalgaryDentalCenters. com. Save money, smile, be happy!

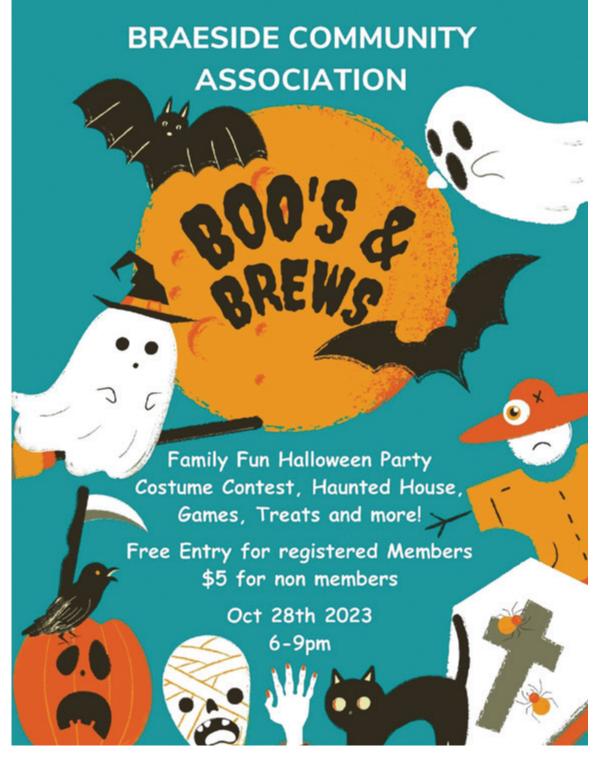
NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

CROWN RENOVATIONS: Beautiful kitchens, bathrooms, and basements at affordable prices. Over 30 years' experience in quality renovations. Full service custom cabinetry. Local, licensed, bonded, and insured. Free inhouse estimates. Visits to former clients can be arranged. Full house renovations. Check out our latest before and after renovation at www.crownrenovations.com, Call Bill at 403-819-8588 or email crownreno@shaw.ca.

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GUTTER DOCTOR: Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, and heat cables. Local business for over 20 years with more than 50,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

PR HANDYMAN: All exterior repairs and renovations: fences, decks, railings, stairs, sheds, garages. Prep/ place/repair all styles of concrete/parging. All interior repairs/renovations: drywall, paint, plumbing. Kitchen and bathroom renovations, basement renovations. No job too small! Seniors' discount. Fully-insured. Sheldon, 403-975-5562.





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Dr. Claudiu Corbea Dentist-DDS Dr. Mark Spackman Dentist-DDS Dr. Daniel Kulevski Dentist-DDS

OFFICE HOURS

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

*Open two Saturdays per month



403-460-2211

INFO@THEHOMEHUNTERS.COM

₩ WWW.THEHOMEHUNTERS.COM

BRAESIDE BEAUTY - 52 BRAZEAU CR SW



First time offered to market. Well maintained 1200 sq. ft. bungalow. Brick exterior, gleaming hardwood floors – great potential to renovate & personalize. Walk to Braeside Elementary & community, steps to off-leash, 5 min to transit, SLC, and the new Costco! A great investment in lifestyle & real estate!!

BRAESIDE MARKET STATISTICS 2023 Y-T-D

Single Family Homes:

6 active listings – average list price \$652,283 with 23 days on market 35 sold listings since Jan 1, 2023 – average sale price \$592,967 with 15 DOM

Condos/Townhouses/Attached:

0 active listings 52 sold listings since Jan 1, 2023 – average sale price \$300,449 with 15 DOM

Apartments:

1 active listing – list price \$209,888 11 sales since Jan 1, 2023 – average sale price \$189,543 with 26 DOM







(Statistics based on CREB MLS System listings on August 1, 2023)

HOUSES WANTED IN BRAESIDE!

We are currently working with qualified buyers who are specifically looking to buy homes in Braeside. If you are considering selling your home in 2023, it could be beneficial for you to contact us. Free evaluation with no pressure to list your property, but it is an excellent time to sell. There is renewed activity in the community and 2023 promises to be a busy market for both listings and sales. We are only a phone call away!



YOUR BRAESIDE RESIDENT SPECIALISTS FOR 37+ YEARS!

CONTACT THE HOME HUNTERS REAL ESTATE GROUP AT 403-460-2211 EMAIL US AT INFO@THEHOMEHUNTERS.COM