

JULY 2024

DELIVERED MONTHLY TO 2,380 HOUSEHOLDS

# your BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



We have ISA certified Arborists who provide a full range of services.

- Black knot control
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- Dead-wooding
- Tree pruning
- And more

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LEN T WONG + ASSOCIATES



## BRAESIDE COMMUNITY REAL ESTATE ACTIVITY

# YOUR HOME SOLD GUARANTEED!\*

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the changing real estate world


**Call or Text 403-606-8888**

**Email [len@lentwong.com](mailto:len@lentwong.com)**

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

		Properties		Median Price	
		Listed	Sold	Listed	Sold
May	24	16	15	\$429,900	\$445,800
April	24	14	11	\$469,900	\$480,000
March	24	7	10	\$517,500	\$610,125
February	24	16	10	\$494,900	\$488,750
January	24	8	6	\$577,450	\$582,500
December	23	3	7	\$389,900	\$399,900
November	23	9	5	\$580,000	\$615,000
October	23	10	13	\$419,900	\$422,000
September	23	14	14	\$337,450	\$334,500
August	23	15	15	\$499,900	\$479,250
July	23	14	18	\$342,450	\$357,550
June	23	27	22	\$414,950	\$454,000

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



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WOODCREEKDENTALCARE.CA

# BRAESIDE

Stampede  
Barbecue



06 July | 12-4 pm  
Braeside Community Association

Live Music, DJ, Dancing, Games,  
Chicken & Beans & Biscuits  
Free for BCA Members! \$5/person w/o membership

Get your tickets at [www.braesideyyyc.ca](http://www.braesideyyyc.ca)



## Your Patio Furniture Superstore!

**YETI** **Wicker Land Patio** **weber**

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**\$50**  
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[info@officialplumbingheating.ca](mailto:info@officialplumbingheating.ca)  
[official-plumbing-heating.ca](http://official-plumbing-heating.ca)

# BRAESIDE COMMUNITY ASSOCIATION

## Contacting The Braeside Community Association

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

Email: [operations@braesideyyc.ca](mailto: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.

### 2024/2025 BOARD OF DIRECTORS

President	Jennifer Smith	<a href="mailto:president@braesideyyc.ca">president@braesideyyc.ca</a>
Vice President	Vacant	<a href="mailto:vicepresident@braesideyyc.ca">vicepresident@braesideyyc.ca</a>
Secretary and Community Programs	Elsbeth MacPhee	<a href="mailto:secretary@braesideyyc.ca">secretary@braesideyyc.ca</a>
Treasurer	Emily Hess	<a href="mailto:treasurer@braesideyyc.ca">treasurer@braesideyyc.ca</a>
Engagement and Outreach	Bill Dunning	<a href="mailto:bill@braesideyyc.ca">bill@braesideyyc.ca</a>
Parks and Green Spaces	Michele Maurette	<a href="mailto:parks@braesideyyc.ca">parks@braesideyyc.ca</a>
Governance	Jennifer Burgess	<a href="mailto:jennifer@braesideyyc.ca">jennifer@braesideyyc.ca</a>
Garden and Ecosanctuary	Jim Jenkins	<a href="mailto:garden@braesideyyc.ca">garden@braesideyyc.ca</a>
Communications	Lindsey Higgins	<a href="mailto:lindsey@braesideyyc.ca">lindsey@braesideyyc.ca</a>
Memberships	Catherine Seymour	

### Staff

Hall Manager	Gail	<a href="mailto:operations@braesideyyc.ca">operations@braesideyyc.ca</a>
Facility Maintenance Lead	Vacant	<a href="mailto:maintenance@braesideyyc.ca">maintenance@braesideyyc.ca</a>
Child Care	Louise Whitbread	<a href="mailto:childcare@braesideyyc.ca">childcare@braesideyyc.ca</a>

### Resource Team

Community Resource Officer	Cst. Chad Rausch	<a href="mailto:pol3693@calgarypolice.ca">pol3693@calgarypolice.ca</a> 403-428-6600
NPC (Neighbourhood Partner Coordinator)	Jenna Findlater	<a href="mailto:jenna.findlater@calgary.ca">jenna.findlater@calgary.ca</a>
Ward 11 City Councillor	Kourtney Penner	<a href="mailto:ward11@calgary.ca">ward11@calgary.ca</a>

**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 Bulletin* 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](mailto: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](mailto: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.

NEW OFFICE HOURS!  
*We Are*  
**OPEN**  
Mon-Thurs 9:30am-3:30pm  
Friday, Sat & Sun by Appointment  
**Braeside Community Association**  
11024 Braeside DR SW  
Calgary AB T2W 6G5  
403.253.4232

[www.kilbco.com](http://www.kilbco.com)

## CONCRETE SEALING

Kilbco offers concrete resealing to help protect and enhance the appearance of exposed aggregate, colored and stamped concrete patios, walkways and driveways. We take pride in using the best sealing products available which help repel salt and protect against UV rays.

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**June 14- Sept 27**

3-7pm

11024 Braeside DR SW

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Oakridge Professional Centre  
Suite 245, 125 Oakmoor Plaza SW  
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[www.OakridgeDenture.com](http://www.OakridgeDenture.com)

**403-251-1522**

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

**Gabriela Alvarado-Torres, BHSc, DD**  
Denturist, Denture Specialist

**Providing Services in English and Spanish**

## Programs and Services at the BCA

### **Mondays**

#### **Essentrics Fitness**

6:30 to 7:30 pm

### **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+).



**SCAN HERE TO VIEW ADDITIONAL  
BRAESIDE CONTENT**

**News, Events,  
& More**



**Crime  
Statistics**



**Real Estate  
Statistics**



## 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!

**PROTECTING FAMILIES**

**IS YOUR WILL UP TO DATE?  
DO YOU HAVE AN ENDURING  
POWER OF ATTORNEY?  
DO YOU HAVE A  
PERSONAL DIRECTIVE?**

We can help:

✓ House calls    ✓ Reasonable fees

Location: Palliser

**403-669-3355**



**CAMERON LAW**  
A LIFETIME OF EXPERIENCE

**PROTECTING FAMILIES**

# Braeside Community Membership Application

## Valid through August 31, 2025



Adults: \_\_\_\_\_  
 Children: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_  
 Postal Code: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

- \$25.00 - Family Membership up to 2 adults with or without children
- \$15.00 - Senior Membership up to 2 adults over 55
- \$25.00 - Business Member

### Payment Options

**1) Submit completed form with cash or cheque to: 11024 Braeside Dr SW, Calgary, T2W 6G5**

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

**2) Online banking** (e-transfer payment) is accepted at (email): [payments@braesideyyc.ca](mailto:payments@braesideyyc.ca)

**Membership cards will be emailed to you. Please ensure mailing information is complete and accurate.**

The Braeside Community Association holds community events and activities each year with the help of many volunteers. We need your help. PLEASE SELECT ONE.

<input type="checkbox"/> Board or Committee Member	<input type="checkbox"/> Parade of Garage Sales	<input type="checkbox"/> Stampede Breakfast	<input type="checkbox"/> Garden
<input type="checkbox"/> Events	<input type="checkbox"/> Community Cleanup	<input type="checkbox"/> Rink Maintenance	<input type="checkbox"/> Casino

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

The Personal Information 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 acknowledge that my personal information may be used/disclosed **ONLY** in certain circumstances to establish, administer, and maintain BCA membership lists, programs/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:** \_\_\_\_\_

**Have you considered joining the Community Association?**  
**Enjoy FREE or reduced rates for events and programs. Exclusive activities, priority registrations,**  
**and the opportunity to meet the people in your neighbourhood?**  
**You belong in Braeside!**

BRAESIDE COMMUNITY ASSOCIATION

DOG

AUGUST 10TH

DAYS OF

12 - 3 PM

SUMMER

11024 BRAESIDE DR SW  
WWW.BRAESIDEYYC.CA



DOG SHOW. PAWS - SOME PET POOL PARTY. CUTEST CANINE PHOTO CONTEST

For business classified ad rates contact  
Great News Media  
at 403-720-0762 or sales@greatnewsmedia.ca

**NEPTUNE PLUMBING & HEATING LTD:** Qualified 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.

**CALGARY FRESH JOCK:** \$50 for a hockey bag full of gear. We expertly clean sports equipment including hockey, lacrosse, football, baseball, wrestling and more. Cleaned, disinfected & refreshed for better health and performance. Conveniently located at 109, 10836 24th Street SE, Calgary. Call 403-726-9301. Equipment pick-up / drop-off service available.

**CALGARY MAT & LINEN:** Get high-quality mat and linen services with pick-up and drop-off from Calgary Mat & Linen! We offer expert rental and cleaning for hospitality and healthcare industries. Contact us at 403-279-5554 or visit <https://calgarymatandlinen.com/> to learn more and get a quote. We are located in SE Calgary.

**K2 BOOKKEEPING:** Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

ANNUAL ALL FORD SHOW & SHINE

Hosted by the Calgary Thunderbird club



Braeside Community Association

FREE ADMISSION

August 17 2024

11-4pm

11024 BRAESIDE DR SW

• Registration \$15 • Vehicles enter 9-11am  
• Trophy presentation 3-4pm



# BUSINESS CLASSIFIEDS

**LANDSCAPING & WINDOW CLEANING:** Weekly yard care starting at \$39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at \$109; interior or exterior. Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured. WCB. 403-265- 4769 | [YardBustersLandscaping.com](http://YardBustersLandscaping.com).

**BRAESIDE PAINTER:** Experienced Calgary Painter - Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look. [www.fivestarpainting.com](http://www.fivestarpainting.com).

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**BARKER'S FINE DRY CLEANING:** We specialize in pressed shirts, wedding dresses, and exquisite linens, including sheets, duvets, and pillow cases. Your premier destination for impeccable garment care, situated in the heart of Douglas Glen at 109, 10836 24th St SE. For unmatched service, contact us at 403-282-2226. Pick-Up /Drop-Off Service Available.

**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.

**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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**GUTTER DOCTOR:** Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, window washing and pressure washing. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! [www.gutterdoctor.ca](http://www.gutterdoctor.ca), 403-714-0711.

**PETSITTING:** Responsible semi-retired woman who loves animals would like to pet-sit dogs and cats. I prefer to have the dogs in my home and they must be good with cats. References available. 403-813-8167.





**the Gutter Doctor** 403-714-0711  
[gutterdoctor.ca](http://gutterdoctor.ca)

Home exterior services. We do eavestrough cleaning, repairs, & installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, power washing & window cleaning. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty!

# ANNUAL BRAESIDE BACK TO SCHOOL BASH & Community Survey Celebration



Friday, September 13th  
5:00PM - 8:00PM

Music, Dancing, Fresh Food Friday Market,  
Games, 50/50 Draw, Food Trucks



## APPLICATIONS STILL OPEN!

UNTIL AUGUST 1, 2024



Biology  
Education  
English  
History  
General Studies  
Liberal Studies  
Open Studies  
Psychology  
Social Justice &  
Catholic Studies  
Entrepreneurship &  
Social Responsibility



[stmu.ca](http://stmu.ca)

### Cleaning Services

- Dry Cleaning
- Tablecloths
- Napkins
- Table Skirts
- Chair Covers
- Massage Sheets
- Face Cradles
- Gym Towels
- Face Cloths
- Chef Coats
- Coveralls
- Microfibre Cloths
- Dish Rags

### Mat Rentals

- Standard
- Waterhog
- Scraper
- Logo

### Paper Products

- Tork Dispensers
- Paper Towel
- Centre Pulls
- Toilet Paper
- Facial Tissues

## CALGARY MAT & LINEN SERVICES

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[calgarymatandlinen.com](http://calgarymatandlinen.com) | 403-279-5554

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# DISCREET & CONVENIENT TEETH STRAIGHTENING



*“Your Oral Health  
Is Our Priority”*



#### COMFORTABLE:

Custom-made for each individual, Invisalign aligners ensure a comfortable and snug fit, eliminating the potential for irritation or discomfort associated with traditional braces.



#### PREDICTABLE RESULTS:

Invisalign uses advanced digital technology to create a step-by-step plan for teeth movement, allowing individuals to visualize expected results before starting treatment for a predictable and controlled approach.



#### INVISIBLE APPEARANCE:

Invisalign offers a virtually invisible appearance due to its clear and transparent aligners, allowing individuals to undergo orthodontic treatment discreetly.



#### SHORTER TREATMENT:

In some cases, Invisalign may offer a shorter treatment duration compared to traditional braces, thanks to precise and personalized treatment plans.



#### REMOVABLE:

Invisalign aligners are removable, providing flexibility in eating and facilitating easier oral hygiene practices by allowing individuals to take them out for brushing and flossing.



#### IMPROVED ORAL HEALTH:

Being able to remove the clear aligners when necessary makes it easier to practice good oral hygiene like brushing and flossing. This can lead to a cleaner, healthier mouth and cut down on additional issues like mouth sores, cavities, bad breath, and tooth decay.



**GIVE US A CALL**  
(403) 271-2661



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THE  
**HOME HUNTERS**  
REAL ESTATE GROUP

403-460-2211

INFO@THEHOMEHUNTERS.COM

WWW.THEHOMEHUNTERS.COM

## BRAESIDE 2024 Y-T-D MARKET STATISTICS

### Single Family Homes:

4 active listings - average list price \$703,850 with 5 days on market  
25 sales since Jan 1 - average sale price \$670,356 with 18 DOM

### Condos/Townhouses/Attached:

5 active listings - average list price \$440,273 with 35 DOM  
22 sales since Jan 1 - average sale price \$431,375 with 18 DOM

### Apartments:

1 active listing - list price \$199,987 with 106 DOM  
8 sales since Jan 1 - average sale price \$227,248 with 40 DOM



(Statistics based on CREB MLS System listings on May 6, 2024)

## CONSIDERING LISTING YOUR HOME FOR SALE IN THE NEXT 6-8 MONTHS?

Get those exterior photos done now! Blue skies and green grass always make a home look more appealing. Most buyers look online first, so great photos will make your home stand out, especially if you want to list and sell later in the fall or winter months. Call us today to book your FREE, custom exterior photoshoot before the weather turns, the leaves fall and the snow flies.



## YOUR BRAESIDE RESIDENT SPECIALISTS FOR 38+ YEARS!



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HUNTER

STEVE  
HUNTER

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KEYLOCK

Selling your home can be very exciting, but it can also be a complicated process with many potential pitfalls.

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**EMAIL US AT INFO@THEHOMEHUNTERS.COM**