ELAKEVIEW

BRINGING LAKEVIEW & LAKEVIEW VILLAGE RESIDENTS TOGETHER







SAVE A BUNCH OF CASH

Expert advice | Excellent rates Better mortgages

403-771-8771

anita@anitamortgage.ca



EXPLORE ENDLESS FAMILY FUN AT CALGARY'S HISTORICAL VILLAGE

Savour a year of boundless family fun with unlimited access to the Heritage Park Historical Village and Gasoline Alley Museum. With captivating new programming this season, membership comes jam packed with playful learning experiences—all while helping our community preserve the past and protect the future.

PURCHASE A FAMILY & FRIENDS MEMBERSHIP
BEFORE MAY 1, 2023 AND RECEIVE
3 FREE GUEST PASSES

VALUE \$89.95



Buy your membership today at heritagepark.ca







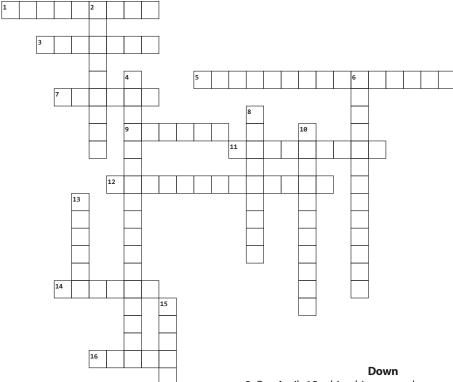








April Crossword Puzzle



Across

- The smell that is caused by the mixture of rainwater and various earthly compounds.
- 3. Kids will leave these out for the Easter bunny in case he gets hungry.
- 5. Born on April 15, 1452, this artist's painting was famously stolen.
- 7. On April 11, this national observance advocates against animal violence and cruelty.
- 9. The Latin root for the word 'April'.
- 11. This Calgary-born competitive pair skater won gold at the 2002 Olympics with her partner David Pellettier.
- 12. This Vancouver-born actress is best-known for playing Robin Scherbatsky on the CBS sitcom *How I Met Your Mother*.
- 14. Literature lovers will know that April is National _____ Month.
- 16. A colourful and popular marshmallow Easter treat.

- On April 15, this ship rescued around 705 people from a famous shipwreck 595 km off the coast of Newfoundland.
- 4. What makes April 9, 1917, an important date to many Canadians?
- 6. It is said that this day began in 1852 when France started using the Gregorian calendar and the new year no longer began on April 1.
- 8. Born on April 21, 1816, she is the oldest Brontë sister and author of *Jane Eyre*.
- 10. This Chilean-American *The Last of Us* actor was born on April 2, 1975.
- 13. In the United States, spring is said to have arrived when this bird comes to town.
- 15. One of April's birth flowers that comes from the Old English phrase'dæges-eage.'

SCAN THE QR CODE FOR THE ANSWER KEY





CUSTOMER SATISFACTION GUARANTEED

WE SPECIALIZE IN ALL FORMS OF CONSTRUCTION & LANDSCAPE

INCLUDING SMALLER IN-HOME PROJECTS



Services

Residential Landscaping

Landscape Construction

Year-Round Maintenance

Spring and Fall Cleanup

Commercial and Condo Property Management

Snow and Ice Removal

Contact Us

Address 20 Sunvale Place SE Calgary, AB T2X 2R8

Call us now (403) 256-9282



Email us

info@jacksonjackson.ca
contact@jacksonjackson.ca

www.jacksonjackson.ca

YOUR CITY OF CALGARY

Weekly Green Cart Returns End of April

from the City of Calgary



Weekly green cart pick up returns the last week of April. Check your schedule at calgary.ca/collection and sign up for reminders, including email, phone, or download the Calgary Garbage Day app.

As you clean up the yard, fill your green cart first, then put extra yard waste in paper yard waste bags. Roll

the tops of the bags closed and set them at least two feet to the side of your green cart for collection.

Compost Giveaways

Compost will be available for pick up by online appointment from April 24 to June 10. Appointment bookings will be available on calgary.ca/compost starting April 10.

National Pet Day

April 11 is National Pet Day! On this day, we show our love and appreciation to our furry, feathery, or scaly friends, even those still in need of a home. Pet Day is also used to advocate against animal violence and cruelty. This April 11, be sure to shower your pet friends with care and love, whether it means your own pet, someone else's, or a shelter animal in need.

PLUMBOB Father and Son Small Company Low Overhead, Great Rates Sewer and Drain Cleaning Free Estimates & Advice Hot Water Tank Specials Gas Fitter Call Bob: 403-461-3490

	BR/ GA	! MES		S		<u>D</u> (<u> </u>	<u>(U</u>
8			5		1			9
			6		9	7		
		4		7				5
4	8							6
		2				4		
9							1	8
6				8		3		
		3	1		6			
7			3		5			2
SCAN THE QR CODE FOR THE SOLUTION								



DOLLARS & SENSE

Bored? Think Twice Before Taking That Facebook Quiz

from the Better Business Bureau

Social media is used as a fun distraction for some people, and taking a Facebook quiz may seem like a harmless way to pass the time. But are you giving away more information than you think?

How the scam works

A fun quiz pops up on your Facebook feed or another social media platform. A few questions are answered to prove how well you know a friend. Or a short personality test is offered to match you with a character from a favourite TV show.

These quizzes appear to be meaningless, but the intent behind them is to collect information. For example, questions like: "What was the first car you owned?", "What is your mother's maiden name?", or "What is the name of the street you grew up on?" These are common security questions for insurance, banking, and credit card accounts. Sharing this information can lead to accounts being hacked, and personal and financial information being stolen.

Not all social media quizzes are data collection scams; however, BBB cautions users to be careful about what they share online and to check the privacy settings on the account. Social media data and quiz answers can be used to steal identity or enable a scammer to impersonate you to your friends and family.

Tips to avoid social media scams

- Be skeptical: Before answering a quiz, figure out who created it. Is it a brand you trust? Just because something appears to be fun and innocent, doesn't mean there isn't an inherent risk.
- Adjust privacy settings: Review the social media account's privacy settings and be strict about any information that is shared - and be mindful of who you are sharing it with.
- Remove personal details from your profile: Don't share information like your phone number or home address on social media accounts.
- Don't give answers to common security questions: Be cautious if the questions in a quiz ask for things like your mother's maiden name, street you grew up on, previously owned vehicles, favourite foods, or the name of your high school.
- Monitor friend requests: Don't accept friend requests from people you don't know. Also be wary of a second friend request from someone you are already connected with; the second profile may be an imposter trying to access your data and your friends list.

Read more at BBB.org.

Hoisin Pork with Pineapple Rice

by Jennifer Puri

Deliciously yellow fruit, a pineapple is neither a pine nor an apple but is a group of berries fused together.

Pineapples are indigenous to South America and are believed to have originated in the forests of Brazil and harvested by tribes who lived in the area. Christopher Columbus is credited with introducing the pineapple to Europe and "Pina Des Indes" or "Pinecone of the Indes" were the names used to describe the fruit by the Spanish.

The pineapple plant has a life span of up to fifty years, can take up to three years to grow and mature, and only one pineapple is produced by a plant in a season.

Pineapple goes well with ham, seafood, chicken, tofu, yoghurt, and cottage cheese.

The combination of hoisin pork and pineapple rice fuses together delicious flavours and can be prepped and cooked in a relatively short amount of time. The filet or tenderloin used in this recipe is one of the healthier cuts of meat and is just as lean as skinless chicken breasts.

Prep Time: 15 Minutes

Cook Time: 30 Minutes

Servings: 2 to 3

Ingredients:

- 1 pork tenderloin
- 2 tbsps. hoisin sauce
- 2 tbsps. soya sauce
- 1 tbsp. grainy Dijon mustard
- 2 tsps. honey
- 1 ½ tsps. rice vinegar
- 2 tbsps. vegetable oil
- 4 cups cooked white or jasmine rice
- 2 tbsps. butter
- 1/2 tsp. red chilli flakes
- 2 tbsps. chopped coriander leaves
- 1 can (398 ml) pineapple tidbits, drained
- ½ tsp. salt





Directions:

- In a small bowl, mix together hoisin sauce, soya sauce, honey, Dijon mustard, and half a teaspoon of rice vinegar. Spread the marinade all over the tenderloin and let it sit for ten minutes.
- Preheat oven to 400 degrees Fahrenheit.
- Add two tablespoons of oil to a large skillet and place the tenderloin in it. On medium heat, brown the tenderloin on all sides, approximately three to four minutes. Remove tenderloin from skillet and place on a foil-lined baking tray. Pour any remaining marinade over it and then place it on the middle rack of the oven. Bake uncovered for 20 minutes or until cooked through.
- On medium heat, melt butter in a wok or skillet, add drained pineapple pieces, chilli flakes, chopped coriander, one teaspoon of rice vinegar, and salt. Stir fry for a couple of minutes and then add the cooked rice and gently blend all the ingredients together. Remove from heat and garnish with coriander leaves and a few pineapple pieces.
- Remove tenderloin from oven, cover and let stand for five minutes. Serve sliced tenderloin with small bowls of Pineapple Rice and use Hoisin sauce as a dip if desired.

Bon Appétit!



Lakeview Real Estate Update Last 12 Months Lakeview MLS Real Estate Sale Price Update

	<u>'</u>					
	Average Asking Price	Average Sold Price				
February 2023	\$554,900	\$554,900				
January 2023	\$1,254,950	\$1,217,500				
December 2022	\$460,000	\$470,000				
November 2022	\$615,000	\$609,500				
October 2022	\$699,900	\$706,500				
September 2022	\$689,900	\$680,000				
August 2022	\$634,900	\$620,000				
July 2022	\$775,000	\$765,000				
June 2022	\$799,900	\$785,000				
May 2022	\$647,450	\$690,800				
April 2022	\$687,450	\$700,000				
March 2022	\$665,000	\$657,000				

Last 12 Months Lakeview
MLS Real Estate Number of Listings Update

		e i		
	No. New Properties	No. Properties Sold		
February 2023	2	3		
January 2023	5	2		
December 2022	3	3		
November 2022	2	2		
October 2022	8	9		
September 2022	9	7		
August 2022	7	9		
July 2022	7	7		
June 2022	10	5		
May 2022	13	10		
April 2022	12	16		
March 2022	17	18		

To view more detailed information that comprise the above MLS averages please visit **lakeview.mycalgary.com** For business classified ad rates call Great News Media at 403-720-0762 or sales@greatnewsmedia.ca

NEPTUNE PLUMBING & HEATING LTD: Qualified journeymen plumbers/gasfitters, very experienced in Lakeview. 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.

LAKEVIEW 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.

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.

PLUGIN ELECTRICAL SERVICES: We are your next-door electrician, a family-owned company with over 18 years of experience. From adding lights or plugs, smart switches, panel upgrades to home renos, we're here for all your needs. Our goal is always 100% customer satisfaction. Call Raph at 403-629-6726 or email pluginelservice@gmail.com for a free quote.

BASEMENT WINDOWS R-US: New or larger window openings – includes complete install. Digging, concrete cutting, material/dirt hauled away. Member of the BBB. Available 24/7. Call 403-201-0317 or 403-660-0612.

BUSINESS CLASSIFIEDS

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.

JEFFREY ELECTRIC: Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates, www. cejelectric.com or call Clayton at 403-970-5441.

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.

OPEN CANOPY TREE CO.: We are located right next door in Glamorgan. Our Arborists have been servicing trees since 2015 and offer a top notch, fully insured service for all of your tree care and removal needs. Visit our website www.opencanopytree.com or call 403-466-1656 to request a quote.

RUSSELL'S LAWN SERVICE: Since 2000, locally owned, family operated, insured, WCB clearance, and BBB accredited. Providing quality, reliable service, free estimates, and a 15% senior discount. Specializing in mowing, power-raking, aerating, fertilizing, tree/hedge trimming, and landscaping/xeriscaping. Lawn service bookings are limited, reserve now. Visit us at www. russellslawn.com or call 403-686-LAWN (5296).

A+ CANADIAN CLEANING: A private, residential, customized cleaning service, established in 2007. References available from longstanding clientele. Got pets? No problem, we love all animals. To schedule an estimate, call or text Laura at 403-370-5885 or visit www.apluscanadiancleaning.com.

STORMPROOF ROOFING & REPAIRS IS OFFERING FREE SATELITTE ESTIMATES TO OUR GLAMORGAN **RESIDENTS:** Purchasing a new roof is a big decision. Let us help you. Locally owned, family operated, 10+ years' experience in Calgary. Fully insured. We know Calgary weather. On budget guaranteed. Call Bryce @ 587-834-8138 or email stormproofrnr@gmail.com.

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.







LAKEVIEW COMMUNITY REAL ESTATE ACTIVITY

Properties Median Price Listed Sold Listed Sold **February** 3 23 \$554.900 \$554.900 **January** 23 5 \$1,254,950 \$1,217,500 December 22 3 3 \$460,000 \$470,000 November 22 2 2 \$615,000 \$609,500 October 22 8 \$699,900 \$706,500 September 22 9 7 \$689.900 \$680,000 August 22 7 \$634,900 \$620,000 July 22 7 7 \$775,000 \$765,000 June 22 10 \$799,900 \$785,000 Mav 22 13 10 \$647.450 \$690.800 **April** 22 12 16 \$687,450 \$700,000 March 22 17 18 \$665,000 \$657,000

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

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our Innovative Consumer Programs

Virtual Tours
Guaranteed Sale Program*
Trade Up Program*
Blanket Home Warranty Program*
Accepting Crypto Currency

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.



Looking for Window Coverings?

L2 Interiors would love to quote your next window covering project! We specialize in blinds, shades, shutters, and custom drapery. Call us today!

Get in touch to book a consultation with one of our designers





- © 825-258-5595
- A hello@L2interiors.ca
- www.L2interiors.ca



Duette Duolite Shades









HAVE YOU CLAIMED YOUR

TEW PHGLENMORE.COM

SCAN THIS QR CODE WITH YOUR CAMERA APP ON YOUR PHONE OR GO TO

lakeviewnorthglenmore.com/marketreport

MY NEIGHBOURHOOD LISTINGS



6811 Lawrence Court SW Lakeview / \$2,975,000

3.897 SQ.FT | 6 BEDROOMS | 7 BATHS **READY FOR POSSESSION APR 2023**



2716 Lougheed Drive SW **Lakeview / Price: TBD**

2.005 SQ.FT | 5 BEDROOMS | 5 BATHS READY FOR POSSESSION

LAKEVIEW FEBRUARY 2023 STATISTICS



NEW '

AVERAGE DAYS ON MARKET 10

AVERAGE SALES PRICE \$576,967 NORTH GLENMORE PARK FEBRUARY 2023 STATISTICS



AVERAGE DAYS ON MARKET NEW '

SALES PRICE

\$953,148

SAVE YOURSELF FROM COMMON COSTLY MISTAKES

TOP 1% OF CALGARY REALTORS FOR 10+ YEARS



I'M A LOCAL RESIDENT & AREA SPECIALIST DANIELWEINER.CA

403-389-7969 RF/MAX REALTY PROFESSIONALS

FREE HOME EVALUATIONS

f⊙**y**in **a** @DANIELWEINERYYC



403.389.7969

DANIEL@DANIELWEINER.CA

DANIELWEINER.CA