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LAKEVIEW | 3108 LEDUC CRESCENT SW
4 BED | 3 BATH | 2,569 SQ.FT LIVING SPACE
\$899,900



LAKEVIEW | 2619 LAUREL CRESCENT SW
4 BED | 2.5 BATH | 2,289 SQ.FT LIVING SPACE
\$689,900



ELBOYA | 635 CRESCENT BOULEVARD SW
4 BED | 3 BATH | 3,174 SQ.FT LIVING SPACE
\$1,399,000



SOUTH CALGARY | 2021 29 AVENUE SW
4 BED | 4.5 BATH | 3,843 SQ.FT LIVING SPACE
\$1,485,500

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(LIMITED QUANTITIES PER MONTH)



I have clients who are a young family of 5 looking for a 4-5, ideally 5-bedroom house in Lakeview to relocate and be closer to the charter school. If this is your house and you've had thoughts about selling, please get in touch with me. The house can be in any condition; the bigger, the better. For the quickest response, text me, but email and phone calls also work.

Here is a link to my reviews to see what my clients say about me.



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Decluttering? Tips for Selling Your Used Items Online

From the Better Business Bureau

The start of a new year is a great time to clean out your home and organize your living spaces. But what should you do with the gently used clothing, furniture, home items, or electronics that you aren't using anymore? Fortunately, online marketplaces, such as Craigslist, Facebook Marketplace, Ebay, and Poshmark, make it easy to sell without even leaving your home.

That said, there are a few perils to selling used items online. To avoid the dangers and to successfully make sales, BBB recommends the following tips.

How to Stay Safe When Making Online Sales

Choose an appropriate platform

Nerdwallet recommends that "before you sell stuff online to make extra money, determine the ideal venue for your goods." There are dozens of online marketplaces to choose from, but many of them focus on a specific kind of used goods, such as electronics or designer clothing. Before you create an account with a marketplace, make sure it is a good fit for the kind of goods you want to sell.

Know the worth of your items and price appropriately

To determine the value of an item you want to sell, Consumer Reports suggests searching for similar items on the site where you plan to list. If you are selling an item that was never used and is still in its original packaging, remember that technically it is still coming to the buyer second-hand, so you'll need to charge a little less than the original retail value if you want to make a sale.

Watch out for shady buyers

Con artists often pose as buyers in scams. Sometimes they offer to overpay for an item, but that's not their only tactic. Beware of buyers who ask you to make transactions outside of the selling platform or those who ask for personal information, such as your banking information.

Be extra cautious when making local sales

Some platforms allow you to meet up with people in your local area to exchange your item for cash in person. While this can be an effective way to sell big items and



avoid marketplace fees, use caution when meeting up with strangers. Don't be quick to give them your home address, instead ask buyers to meet you in a safe place, such as outside your local police department. Never meet up with a buyer you don't know alone. Always bring your partner or a friend to make the transaction.

Always protect your personal information

As you sell items online, keep your sensitive personal information under lock and key. Avoid communicating with buyers outside of the online platform you are using to make the sale and don't give out your home address, phone number, or email address.



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Screen Time: Finding a Balance

Many families enjoy watching a favourite television show or movie together, but it is easy for children to spend too much time alone with a TV, computer, or video game. How do you know when it's time to cut back screen time?

The Canadian Pediatric Society recommends: no screen time for children under two years old, less than one hour of screen time daily for children between the ages of two and four, and less than two hours of screen time per day for older children.

Too much screen time can limit time for physical activity, reading, schoolwork, and talking with family and friends. But you can help your children develop healthy habits by monitoring screen time and teaching them to use media safely and wisely.

Keeping Track of Screen Time

- Have a central spot in your home to keep all your devices. This will help keep track of screen time.
- Make a family TV show schedule together and post it where everyone can see it (e.g., on the fridge).
- Make sure that you all agree on the plan. For example, agree on no screens during meals so everyone knows what's OK to watch and when it's OK to watch it.

Lead by Example

- When someone is talking to you, stop looking at the screen and look at the person. Encourage your children to do the same.
- When you play or read with your child, turn off the TV and other screens. Even a show playing in the background matters. It distracts you and your child from learning the most from the activities you share.
- Show your children how to lead a balanced life between screen time and other activities.
- Make screen time active—play during commercials and choose shows that get your family up and moving.

Focus On Family Time

- Make a list of other activities so your family doesn't rely on screens for entertainment. Include outdoor activities, playing, and reading in your family's daily routine.



- At mealtimes, put your media devices aside. Use the time to talk to each other.
- Make at least one night each week a family night. That means no screens. Play card or board games, read together, or go to an event.
- Go for a walk or bike ride as a family.
- Go to the library for a story time or to check out a book.

Use Screen Time to Learn

- Help your child learn by watching and talking about TV shows together.
- Choose TV shows that:
 - Repeat ideas to help kids learn.
 - Pause and ask kids to join in.
 - Teach only one message at a time.

Cutting back on screen time is very difficult to do, and while you may want to cut back, this may not be a good time for you. If you cannot start now, perhaps you can think about doing it later.

Remember that you can control how fast you make any changes. Making small, gradual changes to what and how much you watch on TV and other screens will help you and your child maintain the changes. The decision to change and how you do it are up to you. You can find a way that works for your family.

When you are ready to try, your doctor can give you information and support to help.

Stargazing with Pat J:
Celestial Bumper Cars

by Patricia Jeffery © 2022, Calgary Centre of the Royal
Astronomical Society of Canada

While the Moon and planets may appear to peacefully
traverse the night sky, in reality, all have been victims
of catastrophic fender-benders with their solar system
siblings.

Venus: Every planet spins anti-clockwise; except
for Venus. Sometime in the distant past, something
knocked Venus completely upside down, causing it to
appear to rotate backwards; where the sun rises in the
west and sets in the east. Equally weird, its axis rotation
is so slow that a Venus day is longer than its year.

Earth: A Mars-sized object named Theia collided
with Earth about 4.5 billion years ago. The gigantic
impact blasted material into orbit which eventually
consolidated into our Moon. The collision is also
thought to be the reason Earth is tilted 23.5 degrees
which is a good thing for us as otherwise there would
be no seasons.

Saturn's Moon Mimas: The object that nearly
destroyed Mimas left an impact crater 130 kms across;
a comparable crater on Earth would be wider than
Australia.

Uranus: All planets in the Solar system are tilted to
some degree, but Uranus takes it to a whole new level.
Early in life, a collision with an Earth-sized object left
it with a tilt of almost 98 degrees; meaning Uranus is
literally lying on its side.

As a result of the extreme tilt, summer on Uranus is 21
years of continuous sunshine while winter is 21 years
of complete darkness. Despite being closer to the Sun
than Neptune, Uranus is the coldest planet in the solar
system at -224 degrees Celsius. And you thought our
Canadian winters were bad.

***Asteroid Belt:** Located between Mars and Jupiter,
these rocky fragments are not from a smashed planet,
but merely material left over from when the solar
system formed.



3		4	1					
			5		2	6		7
			9			4		
9			4				1	
6	5			1			7	4
	3				8			9
		9			5			
5		3	2		1			
					4	1		3

FIND SOLUTION ON PAGE 8

LIVING
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Crocodiles have been roaming the
earth for over 150 million years,
which basically makes them living
dinosaurs. One thing that has helped
them to survive is their incredible
bite force – the strongest in the
entire animal kingdom! Amazingly,
saltwater crocodiles have a bite
force of 3,700 pounds per square
inch, which is the strongest bite ever
recorded!





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Polar Bear Capital of the World

In Churchill, Manitoba, locals leave their cars and houses unlocked. Dubbed the 'polar bear capital of the world,' unlocked doors in this town are meant to give pedestrians safe refuge from polar bears in the streets. Churchill even has a Polar Bear Holding Facility, AKA 'polar bear jail,' for troublesome bears who spend too much time in the town!



BRAIN GAMES

SUDOKU

3	2	4	1	6	7	5	9	8
1	9	8	5	4	2	6	3	7
7	6	5	9	8	3	4	2	1
9	8	7	4	2	6	3	1	5
6	5	2	3	1	9	8	7	4
4	3	1	7	5	8	2	6	9
8	1	9	6	3	5	7	4	2
5	4	3	2	7	1	9	8	6
2	7	6	8	9	4	1	5	3

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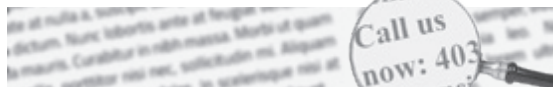
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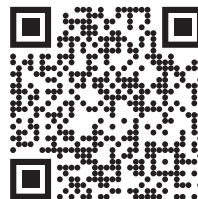
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SAFE & SOUND

February Is Heart Month

Do you know the signs and symptoms of a heart attack and what to do if someone experiences these? Knowing may make the difference between life and death. Recognizing and responding immediately to the warning signs of a potential heart attack may significantly improve survival and recovery. February is Heart Month: take the time to be heart safe and learn how you can reduce your risk.

Common Signs of a Heart Attack

(Any, or all, of these signs and symptoms may occur)

- Chest discomfort described as simply a mild pressure up to a 'crushing' pain; may also be 'squeezing' or a 'heavy' sensation.
- Discomfort may move to the shoulders, arm, neck, or jaw.
- May include shortness of breath, sweating, or nausea/vomiting.
- Signs may vary person to person and can differ between men, women, and the elderly.

Heart Attack Risk Factors

- Obesity*
- Sedentary lifestyle*
- Smoking*
- High cholesterol*
- Age/Gender
- Family history

Speak with your doctor about how to treat your modifiable (*) risk factors and learn to be heart safe.

What To Do When Seconds Count

- Call 911, immediately. Early treatment can greatly reduce heart damage and be the difference between life and death.
- Treatment starts the moment EMS arrives. Paramedics can provide oxygen, start an intravenous, and perform an electrocardiogram (ECG).
- Paramedics can also administer important medication(s) in the early minutes of a heart attack to lessen heart damage.
- During transport, EMS will share information with the hospital so that definitive treatment can begin immediately upon arrival.
- Take a CPR/AED course. Training is widely available from many reputable organizations. It's easy and could make a significant difference in the outcome of someone experiencing a heart attack.



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		Listed	Sold	Listed	Sold
December	22	3	3	\$460,000	\$470,000
November	22	2	2	\$615,000	\$609,500
October	22	8	9	\$699,900	\$706,500
September	22	10	7	\$689,900	\$680,000
August	22	7	9	\$634,900	\$620,000
July	22	7	7	\$775,000	\$765,000
June	22	10	5	\$799,900	\$785,000
May	22	13	10	\$647,450	\$690,800
April	22	12	16	\$687,450	\$700,000
March	22	17	18	\$665,000	\$657,000
February	22	21	16	\$649,940	\$646,700
January	22	12	11	\$639,000	\$665,000

To view more detailed information that comprise the above
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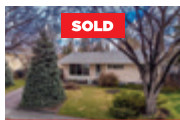


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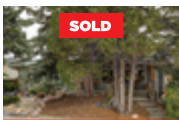
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MY COMMUNITY SALES IN 2022



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6312 Lynch Crescent SW
Lakeview / List Price \$905,000



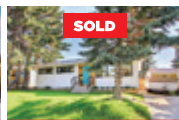
SOLD
6232 Longmoor Way SW
Lakeview / List Price \$675,000
REPRESENTED BUYER



SOLD
6701 LARCH Court SW
Lakeview / List Price \$995,000
REPRESENTED BUYER



SOLD
3619 Logan Crescent SW
Lakeview / List Price \$651,000
REPRESENTED BUYER



SOLD
5612 Ladbrooke Drive SW
Lakeview / List Price \$606,000



SOLD
2906 Lathom Crescent SW
Lakeview / List Price \$1,900,000



SOLD
5820 Londonderry Crescent SW
Lakeview / List Price \$745,000
REPRESENTED BUYER



SOLD
6312 Lynch Crescent SW
Lakeview / List Price \$855,000
REPRESENTED BUYER



SOLD
2040 56 Avenue SW
N.Glenmore / List Price \$780,000
REPRESENTED BUYER



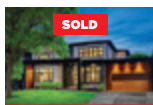
SOLD
3131 63 Avenue SW #515
Lakeview / List Price \$325,500
REPRESENTED BUYER



SOLD
2808 Lionel Crescent SW
Lakeview / List Price \$800,000
REPRESENTED BUYER



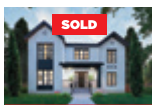
SOLD
3105 Leduc Crescent SW
Lakeview / List Price \$640,000



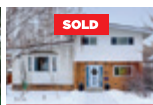
SOLD
6443 Laurentian Way SW
N.Glenmore / List Price \$2,275,000



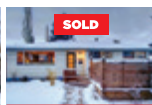
SOLD
6107 Lloyd Crescent SW
Lakeview / List Price \$1,060,000



SOLD
6432 Lombardy Crescent SW
N.Glenmore / List Price \$1,987,500



SOLD
2811 63 Avenue SW
Lakeview / List Price \$652,000



SOLD
2228 Langrville Drive SW
N.Glenmore / List Price \$585,000



SOLD
5415 Lakeview Drive SW
Lakeview / List Price \$620,000



SOLD
2203 Lincoln Drive SW
N.Glenmore / List Price \$850,000

LAKEVIEW DECEMBER 2022 STATISTICS



NORTH GLENMORE PARK DECEMBER 2022 STATISTICS



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