NORTH GLENMORE E

THE OFFICIAL NORTH GLENMORE PARK AND GARRISON GREEN COMMUNITY NEWSLETTER







Vivienne Huisman Senior Vice President, Sales



c 403.689.8722 e vhuisman@sothebysrealty.ca viviennehuisman.ca

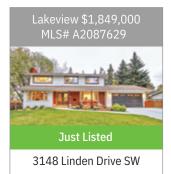
Your Neighbourhood's Trusted Real Estate Advisor.

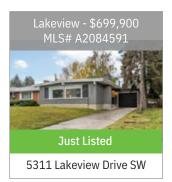
theby's International Realty Canada is Independently Owned And Operated. This communication is not intended to use or induce a breach of an existing agency relationship.













WANTED!

We have several pre-qualified buyers looking for homes.











NORTH GLENMORE PARK COMMUNITY ASSOCIATION

2231 Longridge Drive SW Calgary, Alberta T3E 5N5 • Ph: 403-246-4243

BOARD OF DIRECTORS					
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Vice President		admin@ngpca.ca			
Treasurer	Colleen Toohey	treasurer@ngpca.ca			
Secretary	Andrea Larochelle				
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COMMITTIELS		
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Governance	Jennifer Ring McClure	admin@ngpca.ca
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Planning & Redevelopment	Jennifer Ring McClure	redevelopment@ngpca.ca

STAFF		
General Manager	Leah Wilson	generalmanager@ngpca.ca
Office Coordinator	Renee Desroches	admin@ngpca.ca

Community Redevelopment News

Visit www.ngpca.ca/current-applications for updates and a list of all development applications. The website includes instructions on how to comment on proposed developments.

Send Us Your Photos



We're always looking for photos to feature on the cover of the newsletter. Pictures can highlight North Glenmore Park's natural beauty, or residents enjoying their favourite activities within the community. Please send your high-resolution photos

in jpeg. format to generalmanager@ngpca.ca.

CHURCHES IN AND AROUND NORTH GLENMORE PARK

St. James Catholic Parish

Pastor: Fr. Eligio "Eli" Canete 5504 20 Street SW

Weekday Mass: Tuesday through Friday at 9:00 am

First Saturday of the Month: 9:00 am

Weekend Mass: Saturday 5:00 pm, Sunday 10:00 am and 12:00 pm

Lakeview United Church

Minister: Jope Langejans 3023 63 Ave SW

3023 03 AVE 3W

Sunday Services: 10:00 am

Lakeview Baptist Church

Pastor: Reverend Rick Gordon 5336 Lakeview Drive SW Sunday Services: 9:30 am

St. Laurence Anglican Church

Part-time Priest: Čarolyn Herold Rector: Rev. Dr. Jane Rowland 5940 Lakeview Dr SW Sunday Services: 10:00 am

Rainbow Christian Church

Pastor: Yi Zheng 5336 Lakeview Dr SW

Sunday Services: Chinese Sunday Service: 11:15 am

English Service: 9:30 am

First Church of the Nazarene

Pastor: Rev. Trent McDowell 65 Richard Way SW Sunday Service: 10:00 am

Free Reformed Church of Calgary

Pastor: Chris Mourik 2419 - 54 Avenue, SW

Sunday Service: 9:30 am and 4:00 pm

NORTH GLENMORE PARK SCHOOLS

Schools in and around

North Glenmore Park include

- Bishop Carroll High School (CCSD)
- Bishop Pinkham Junior High School (CBE)
- Career and Technology at Lord Shaugnessy (CBE)
- Central Memorial High School (CBE)
- Calgary Girls' School (charter)
- · Connect Charter School
- Ecole Sainte-Marguerite Bourgeoys
- Emily Follensbee School (CBE)
- Jennie Elliott Elementary (CBE)
- St. James Elementary and Junior High (CCSD)



Holiday Craft Market



Saturday, December 2 10:00am to 3:00pm

2231 Longridge Dr. SW Free parking & coffee.

Over 50 local vendors selling handmade items.

www.ngpca.ca





Do you value community events and programming?

Please consider a donation to the community association to help keep them viable and cost-effective.

To donate: scan the QR code or visit www.ngpca.ca/donate



Tax receipt issued for contributions of \$25 or more.

thankzyou

Bottle Drive

Saturday, November 25th 9am-4pm

Bring your bottles and cans to the community centre

2231 Longridge Dr. SW

Proceeds will support community programs and operations.



Follow us on social media for community news and updates!

Facebook



North Glenmore Park **Community Association**

Instagram



@ngpca_yyc



Enroll free at mybabysitter.ca and choose the Calgary communities you would like to babysit in.



Visit mybabysitter.ca and find available babysitters





Functional Fitness

Try a class for free!

Mondays and Thursdays at 10:30 am. Fall session runs September 11 to December 11.

New participants always welcome. Rates pro-rated.

To register: call 403-246-4243, email admin@ngpca.ca or visit www.ngpca.ca

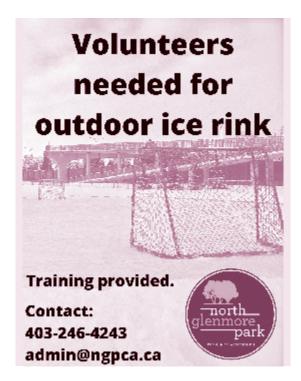
MEMBER BENEFITS

Please consider buying a community association membership, a cost-effective way to support your community. Benefits include:

- Free Friday morning drop-in playgroup for kids aged 0 to 5 and their caregivers. Watch for updates.
- Access to our babysitter and/or show shoveling registries. Join if you are in need of help or looking for work.
- Free drop-in gym time with access to the equipment room on Friday afternoons from 3:30 to 6:00 pm (call ahead for availability other times of the week).
- Free family skating at Flames Community Arenas (Sunday afternoons between October and February).
- Discounted programs such as FUNctional fitness for adults.
- Access to summer day camps for kids aged 6 to 12 years.
- Access to Lakeview Bridge Club. Members can join the Wednesday afternoon bridge club at no cost.
- Discounted birthday parties including two hours of gym time and a bouncy castle.
- Discounted gym and room rentals at the community association facility.
- A community advocate for development and civic affairs, and a vote at the community association's annual general meeting.

To purchase a community membership, visit www. ngpca.ca or complete and return the form found in this publication.





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FOR THE SOLUTION



Or visit www.ngpca.ca/memership to purchase or renew online.

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Name(s):		
(Please include full names of both partners, if applicable)		
Address:		
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E-mail:	□ _{Yes} □ _{No}	
I'd like to receive e-mails regarding community news, events & programs: Your personal information will be used for North Glenmore Park Community Association purp		
Yes, I would consider volunteering my time, interest, or experience in the	e areas of	
☐ Casino / Fundraising ☐ Special Events ☐ Other:		
— Membership — Other.		
Membership Fees:		
Family: Includes up to two adults and their children living in the same hous	sehold and residing in	
North Glenmore Park, Garrison Green, or Lakeview.	FEE = \$25	\$
	·	¥ <u></u>
Senior: Includes up to two adults over the age of 65 living in the same hou	sehold. FEE = \$10	\$
	·	T
Associate: Includes up to two adults and their children living in the same h North Glenmore Park, Garrison Green, or Lakeview.	ousehold outside of	
	FEE = \$35	\$
Additional donation: A tax receipt will be provided. Any size donation is a	ppreciated and will be	
directed to community association programs and operations.		
		\$
Payment:		
In person: With cash, cheque, debit, Visa, or Mastercard	ſ	in vestini
By mail:		
☐ I have enclosed a cheque☐ Please call me to process my credit card (Visa or Mastercard)		i⊜ (7)
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Form can be mailed to: 2231 Longridge Dr. SW Calgary, AB T3E 5N5	l	E16/48/28/
or emailed to: <u>admin@ngpca.ca</u>	7	A compar
To purchase online, please visit <u>www.ngpca.ca/membership</u> or scan the Q	R code.	SCAN ME

BUSINESS CLASSIFIEDS

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

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.

NORTH GLENMORE PARK 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: 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 to keep your sports gear in top shape. 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.

Joke of the Month

What did the yoga instructor say when his landlord tried to evict him?
Namaste.

SNOW REMOVAL, CHRISTMAS LIGHTS, AND WINDOW CLEANING: Snow removal starting at \$110 to \$155 per month. Christmas light installation starting at \$150. Early season discounts! Window and gutter cleaning starting at \$99; interior/exterior/screens. Mulch, rock, sod, and soil installation. A+ Member of BBB, Licensed. Insured. WCB. 403-265-4769 | YardBustersLandscaping.com.

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, 403-269-2707.

SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

NORTH GLENMORE PARK



GARRISON GREEN



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MP Calgary Centre Greg McLean 445 – 1414 8 Street SW Calgary, AB T2R 1J6

■ 403-244-1880 **■** 403-245-3468

November 11 is Remembrance Day, a time of reflection and gratitude. The sacrifices made, the lives lost, and the hopes for a peaceful tomorrow are etched in our collective memory. In knowing our past, we pave the way for a brighter future. We pledge to remember, ensuring that such devastation is never repeated.

To the brave souls who served and the indomitable spirit of those affected, we salute and honour you. Your resilience continues to guide us.

They shall grow not old, as we that are left grow old: Age shall not weary them, nor the years condemn. At the going down of the sun and in the morning, we will remember them.

The conflict between Russian and Ukraine has continued for over a year and a half now. That tells us a few things: that the world is still subject to conflict between nations who believe that their relative size and strength are more important than people's free will to choose their own way of life; and, despite the relative differences in apparent capabilities, there is no quick subjugation of a people who will fight to uphold their values. The latter is good (in my opinion), but it means that the awful price in lives and destruction will continue. I think the resolve of our free world is being tested, and we must rise to the occasion. If this Russian 'annexation' of an independent and democratic country is not stopped, then this behaviour will continue in the world. There is much at stake, and it is imperative that our support for Ukraine's continued independence remains strong.

This is a moment in history, and we ignore the consequences of complacency at our peril.

Please contact me at Greg.McLean@parl.gc.ca or by phone at 403-244-1880 and keep up to date on my work in Parliament on my website, GregMcLeanMP.ca.

Sincerely,

Greg McLean



No matter how much you sweat, we can get the stink out!

We offer cleaning services for sports equipment and personal protective equipment, including helmets, shoulder and elbow pads, knee and shin pads, footwear, skates, or gloves – almost any equipment used by athletes or workers can be cleaned, disinfected, & refreshed.



OUR OZONE PROCESS

Using ozone, our system breaks down and penetrates stains, mucus, blood, sweat, fungus, bacteria, and mould. Ozone destroys 99.9% of bacteria and viruses it comes in contact with — this includes odour causing bacteria and illness causing viruses, like staph infections.

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The Residential Parking Permit Program limits on-street parking in busy areas so residents have better access to parking near their homes.



The program is offered by request. Only about 2% of households use this service.



New fees ensure that the cost of running the service is covered by those who benefit from it.



You only need a permit if your street has parking restriction signs and you want to park on the street.

22-0024302 ADV-23056



HAVE YOU CLAIMED YOUR

Simply sign up for our Monthly Market Report and we'll send you a gift card for a FREE coffee at Sierra Cafe!



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

lakeviewnorthglenmore.com/marketreport

MY RECENT COMMUNITY LISTINGS & SALES











Lakeview List Price \$2,350,000

Lakeview List Price \$1,900,000

2735 Lougheed Drive SW 3531 Lakeside Crescent SW 2716 Lougheed Drive SW Lakeview List Price \$1,850,000

2040 56 Avenue SW **North Glenmore Park** List Price \$799.900

3136 Linden Drive SW Lakeview List Price \$1,580,000













North Glenmore Park List Price \$850.000 **BUYER'S AGENT**

263 Longridge Drive SW 6914 Livingstone Drive SW 3131 63 Avenue SW #627 6811 Lawrence Court SW Lakeview List Price \$1.595.000

Lakeview List Price \$380.000 **BUYER'S AGENT**

Lakeview List Price \$2,900,000

2740 Lionel Crescent SW Lakeview List Price \$1,155,500

2711 Lionel Crescent SW Lakeview List Price \$1.520.000

LAKEVIEW SEPTEMBER 2023 STATISTICS



SALES

LISTINGS 10

AVERAGE DAYS ON MARKET 26

SALES PRICE \$876,629 NORTH GLENMORE PARK SEPTEMBER 2023 STATISTICS

ON MARKET

10



SALES

LISTINGS 5

AVERAGE SALES PRICE \$777.000

SAVE YOURSELF FROM COMMON COSTLY MISTAKES

RANKED #1 AGENT IN THE OFFICE JAN/MAR 2023



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