

DECEMBER 2025

DELIVERED MONTHLY TO 2,025 HOUSEHOLDS

# your **BANFF TRAIL** howler

THE OFFICIAL BANFF TRAIL COMMUNITY NEWSLETTER



### Freedom starts with a Reverse Mortgage

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- Leave a living inheritance

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You're Invited to

## CHRISTMAS Eve

24 December | at Summit View United Church  
3303 Capitol Hill Cres NW

2:00-4:00PM

Outdoor walk-through  
live nativity & hands  
on activities

7:00PM

Celebrate the stories  
of Christmas with  
carols & candlelight

9:00PM

Contemplative  
worship service  
with Communion

summitviewunited.ca



SUMMIT VIEW  
United Church



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comfort, independence,  
and peace of mind.



**ANITA  
RUSSELL**

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anita@anitamortgage.ca

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# Banff Trail Community Association

2115 20 Avenue NWT2M 1J1 • 403-282-2234

## DIRECTORS

President	Nathan Chandler	president@banfftrailcommunity.ca
Vice President	Greg Boorman	vp@banfftrailcommunity.ca
Secretary	Vacant	secretary@banfftrailcommunity.ca
Treasurer	Kathy Quinn-Bayrack	treasurer@banfftrailcommunity.ca
Events	Vacant	events@banfftrailcommunity.ca
Planning and Development	Vacant	development@banfftrailcommunity.ca
Communications	Vacant	communications@banfftrailcommunity.ca
Membership	Kristen Street	membership@banfftrailcommunity.ca
Garden Group	Natasha Freedman	garden@banfftrailcommunity.ca
Facilities Chair	Pat Oscienny	
Director at Large	John Bannerman	
Director at Large	Alex Lush	
Director at Large	Mark Davis	
Director at Large	Zorina Dalchand	

## STAFF

Hall Manager	Abi Harker	hallmanager@banfftrailcommunity.ca
Bookkeeper	Theresa Ouellette	

## YOUR REPRESENTATIVES IN BANFF TRAIL

City Councillor	Myke Atkinson	Ward7@Calgary.ca
MLA	Luanne Metz (Calgary-Varsity)	Calgary.Varsity@assembly.ab.ca; 403-216-5456
MP	Corey Hogan (Calgary Confederation)	Corey.Hogan@parl.gc.ca; 403-410-2121

## HOWLER SUBMISSIONS

Do you have an interesting story you think should be in *The Howler*? Know of someone living in Banff Trail who deserves to be featured in our newsletter? How about photographs of our community? If you do, please contact [communications@banfftrailcommunity.ca](mailto:communications@banfftrailcommunity.ca).



Remember, [www.BanffTrailCommunity.ca](http://www.BanffTrailCommunity.ca) is the place to look for short-notice events, and more community info. Check out Banff Trail Community through social media through the following:

**Facebook:** @BanffTrailCommunity.ca

**Instagram:** @banfftrailyyc

**X (Twitter):** @BanffTrailYYC



# OPEN BTCA BOARD POSITIONS

- Secretary
- Planning & Development
- Events
- Director at Large

**JOIN US!**



**PLEASE EMAIL:**

[president@banfftrailcommunity.ca](mailto:president@banfftrailcommunity.ca)

[communications@banfftrailcommunity.ca](mailto:communications@banfftrailcommunity.ca)

## Cats, Canines, & Critters of Calgary



Addie, Renfrew



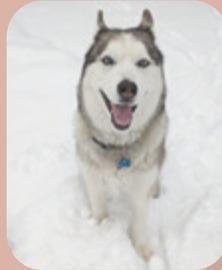
Billy, Woodbine



Charlie, Diamond Cove



Eowyn, Edgemont



Meeko, Cranston



Pepper, Evergreen



Sammie, Walden



Talbot, Queensland

To have your pet featured, email [news@mycalgary.com](mailto:news@mycalgary.com)

## JOIN THE BTCA EVENTS COMMITTEE

THE BANFF TRAIL EVENTS COMMITTEE IS SEEKING MORE PEOPLE TO GET INVOLVED  
HAVE IDEAS FOR EVENTS?  
WANT TO HELP HOST AN EVENT IN THE COMMUNITY?

EXAMPLES  
CLOTHING SWAPS  
SKATING PARTY  
WATER FIGHTS

[events@banfftrailcommunity.ca](mailto:events@banfftrailcommunity.ca)



Banff Trail Community Association

## BOARD MEETING

First Wednesday of every month  
From 7:00 to 9:00 pm

Executive@banfftrailcommunity.ca

## Have questions about hall rentals or availability?

Contact our Facility Manager at 403-282-2234  
or hallmanager@banfftrailcommunity.ca

Office hours are Tuesdays and Thursdays,  
9:00 am to 5:00 pm



**BTCA**

HAVE YOUR PHOTOS FEATURED IN THE  
ENEWSLETTER

# CALLING ALL PHOTOGRAPHERS

Have you taken a photo in the community that deserves to be shared? The BTCA would like to feature your photo in the Banff Trail Bulletin.



# ONLINE VOLUNTEER REGISTRATION

Visit [www.banfftrailcommunity.ca](http://www.banfftrailcommunity.ca) to find our online registration form and get involved with great upcoming events!

**JOIN US NOW!**



# DON'T MISS A THING!

Did you know BTCA has a monthly E-Newsletter? Sign up now and stay in the loop!

Email Address

## BTCA Memberships

Memberships in the Banff Trail Community Association are free for the year! Registration is still required.

If you would like to become a member and find out about upcoming events and ongoing activities, please fill out the web form at [banfftrailcommunity.ca/membership](http://banfftrailcommunity.ca/membership).

**9 PM**  
**ROUTINE**

CALGARY  
POLICE  
SERVICE

### ✓ CHECKLIST

- Remove valuables & garage door openers from vehicles
- Lock vehicles
- Close overhead garage door
- Lock door between garage & house
- Close & lock all external doors
- Ensure windows are shut
- Turn on exterior light

# BTCA Kids Christmas Market

**- December 6, 2025 | 3:30pm - 6:30pm**

**LOCATION: BANFF TRAIL COMMUNITY ASSOCIATION**

**SHOW YOUR SUPPORT FOR OUR AMAZING YOUNG ENTREPRENEURS!**

Shop handmade crafts, gifts, and goodies made by creative kids in our community.

Meet Santa and Mrs. Claus, and listen to the joyful sounds of Christmas carolers.

Held at our Cookies & Cocoa with Santa Annual Social





## News from the Friends of Nose Hill

by Anne Burke

Sites of prehistoric interest relate to the precontact history of Native use and settlement. These valuable archaeological resources represent 10,000+ years of occupation by Native inhabitants of the Calgary region. In all, 45 archaeological sites on Nose Hill have been recorded. Stone feature sites include cairns (a human-made pile of stones as a landmark, marker, or memorial), alignments (arrangements in a straight line or correct relative positions), and stone circles. Archaeological studies of Nose Hill began in the early 1970s. Students from the University of Calgary carried out surveys of the entire Calgary region; five prehistoric sites were recorded in what is now the park. These include three tipi ring sites, a lithic (stone) scatter, and a prehistoric campsite.

When the City planned a municipal park for Nose Hill, a Historical Resources Inventory was required in 1978 within the proposed boundaries. The results were a cairn, ten campsites (two with tipi rings), a glacial erratic, four isolated finds, a kill site, 18 lithic scatters, a rock mound site of overgrown gravel, and six tipi ring sites. The Alberta Government in Edmonton held microfiche copies of permit and research reports, in which existing resources were described. In 1982 and 1983, a spring survey of stone circles along the southern margin of the uplands of Nose Hill recorded 60 new rings. This was followed by a series of field trips in the summer and fall of 1993. Conditions were poor, with high grass. The focus was on undisturbed sites but limited to revisiting all the original sites. Aerial photo mosaics of Nose Hill were prepared. Overlays combining trails and archaeological resources were used to relocate sites in the field. Best estimates of site locations were recorded using a GPS receiver.

## Why Volunteering in Your Community Matters

Volunteering is one of the most impactful ways to strengthen and support your community. By giving just a little of your time, you can help create a connected, vibrant, and welcoming neighbourhood. Plus, the benefits of volunteering go both ways—it not only helps others but also brings a sense of fulfillment and joy to you.

### Why Volunteer?

- **Build Connections:** Volunteering helps you meet new people and build friendships with neighbours you might not have known otherwise.
- **Make a Difference:** Your efforts can create positive change, whether it is by organizing events, maintaining local spaces, or helping community programs thrive.
- **Learn New Skills:** Volunteering provides an opportunity to develop new abilities and gain valuable experiences that can be useful in other areas of your life.
- **Feel Good:** Giving back boosts your mood and overall well-being, bringing a sense of purpose and community pride.

### Ways to Get Involved

- **Event Support:** Help at BTCA events like community events, holiday celebrations, committees, or seasonal activities.
- **Community Garden:** Join in on maintaining our community garden—grow fresh produce while fostering environmental awareness.
- **Youth Programs:** Mentor or assist with youth sports, educational workshops, or art programs. We need volunteers for soccer!
- **Local Cleanups:** Participate in community cleanups to keep parks and public spaces beautiful.
- **Board and Committees:** Consider joining the community association's board or a committee to help shape future initiatives and events.

Your time and effort can make a lasting impact. Ready to get involved? Reach out to learn about upcoming volunteer opportunities in our community!

Email [communications@banfftrailcommunity.ca](mailto:communications@banfftrailcommunity.ca) to learn more.

Thanks, from all of us at BTCA!

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Since opening our doors in 2022, we've earned over 600 5-Star Reviews for our people-first, hospitality-inspired approach to dentistry.

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Our advanced in-clinic whitening service has you in the chair for 1.5 hours and is where we pull out all the stops. It's the best option for a really bright, instant smile. If you're wanting a glow-up, this is your sign to book.



## Book in Online

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## Invisalign

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BTCA INVITES YOU TO



# COOKIES & COCOA WITH SANTA

DECEMBER

SATURDAY

6

3:30PM-6:30PM

**BTCA COMMUNITY HALL**

2115 20 AVE NW, CALGARY, AB

**JOIN US FOR A COZY CELEBRATION FEATURING:**

**PHOTOS WITH SANTA & MRS. CLAUS,  
ICE SKATING WITH SANTA,  
COOKIES & COCOA,  
GINGERBREAD HOUSE DECORATING  
COMPETITION,  
CHRISTMAS CAROLLERS,  
AND  
MORE FESTIVE FUN!!**



TIME TO RENEW YOUR BTCA  
MEMBERSHIP THIS MARCH

✧ FOR ✧

2025-2026

*Banff Trail Community  
Association*

DID YOU KNOW?

BTCA MEMBERSHIPS EXPIRE EVERY MARCH

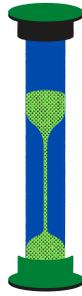
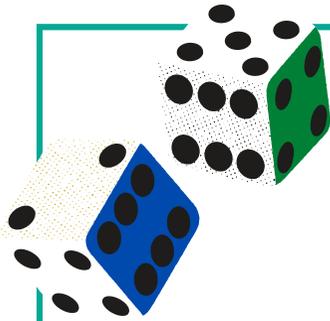
YOUR MEMBERSHIP MUST BE RENEWED MIN 30 DAYS TO VOTE AT THE AGM

EMAIL: [MEMBERSHIP@BANFFTRAILCOMMUNITY.CA](mailto:MEMBERSHIP@BANFFTRAILCOMMUNITY.CA) TO RENEW



## ALLODOXAPHOBIA

Living in a society, we all feel a bit insecure or anxious about fitting in sometimes. But did you know there is actually a phobia called Allodoxaphobia that is the fear of other people's opinions? It is an anxiety disorder that can cause people to avoid engaging in discussions or debates for fear of being judged or criticized. Be kind out there! We're all just trying our best.



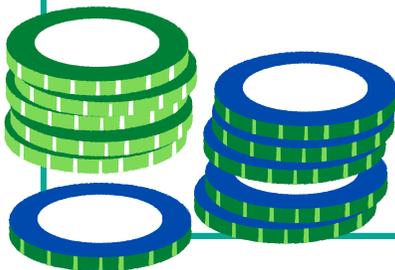
# *Community Board Game Night*

**Friday, December 12**

**7:00 pm - 9:00 pm**

**2115 20 AVE NW**

**Bring your favourite game or play one of the 30+ games available. Now with Ping Pong tables and snacks!**



# How to Highlight the Quality of a Newer Home to Attract Serious Buyers

by Virginia Cooper



Selling a newer home should, in theory, be easier—after all, the paint is fresh, the systems are modern, and everything feels move-in ready. But in practice, newer homes compete on perception, not just price. Buyers want proof of quality, and the sellers who demonstrate that proof most convincingly are the ones who convert “curious browsers” into buyers.

### TL;DR

- Buyers trust what they can see, verify, and document.
- Showcase builder upgrades (materials, finishes, warranties).
- Offer a pre-listing inspection to show transparency.
- Present an organized documentation packet that reinforces quality and condition.

These actions shift buyer perception from “Is this home worth it?” to “This home is a safe investment.”

### 1. Start with the Builder’s Story

Most buyers don’t just want to know who built the house — they want to know why it’s better than the average home next door. If your home includes premium materials, energy-efficient systems, or smart-home upgrades, make them visible:

- Feature builder highlights in your listing description.
- Include brand names (e.g., Andersen windows, Moen fixtures, Bosch appliances) for credibility.
- Showcase any transferable warranties or green certifications (like Energy Star or LEED ratings).

A clear, fact-based comparison to standard features can create trust quickly.

### 2. Create an Experience, Not Just a Showing

Newer homes can sometimes feel impersonal — so your job is to make quality tangible. During showings:

- Stage selectively. Highlight craftsmanship with minimalist décor that lets details shine.
- Use daylight to emphasize finishes like hardwood, tile, and cabinetry.
- Keep all mechanical and system panels (HVAC, electrical, etc.) spotless and clearly labeled.

Buyers notice cues of care. Even new homes lose appeal if they feel unmaintained.

### 3. Offer a Pre-Listing Inspection

Transparency is magnetic. A certified pre-listing inspection signals confidence in the home’s condition — and that you’re not hiding surprises.

An inspection can:

- Validate that systems are in peak shape.
- Identify minor fixes before they become buyer objections.
- Reduce negotiation friction and build immediate trust.

#### 4. Organize Proof of Quality (The Confidence Packet)

Buyers love documentation — especially those purchasing newer homes. Creating a downloadable, well-organized packet builds buyer confidence faster than any marketing phrase can.

Include in your packet:

- Builder plans and upgrade lists.
- Inspection reports and receipts for recent services.
- Appliance manuals and warranties.
- Maintenance records and HOA documentation.

Store the file digitally, label everything clearly, and save it as a PDF so it's universally accessible. A clear, structured packet demonstrates professionalism and reliability — two powerful emotional triggers for serious buyers.

If you're not sure how to compile or convert files, you can use a free online tool to combine or convert different file types into one polished PDF. Buyers and agents appreciate having an organized, shareable summary at their fingertips.

#### 5. Add a Human Touch: Testimonials and Builder Endorsements

Real people validate what glossy marketing can't. Include:

- A short testimonial from your builder or contractor about the materials and workmanship.
- Reviews from neighbours who bought similar models or upgrades.
- Quotes from local service pros who can vouch for system reliability.

These micro-endorsements transform a data-driven listing into a story that resonates emotionally. You can even use layout inspiration you find online.

#### 6. Checklist: Quality-Confidence Readiness

Use this quick self-audit before going live:

- Builder name, upgrades, and warranties clearly stated in the listing.

- Pre-listing inspection completed and summarized for buyers.
- All receipts, records, and floor plans consolidated into one PDF packet.
- Home is spotless, staged, and systems labeled.
- Testimonials and neighbourhood context included.
- Agent presentation materials emphasize transparency, not salesmanship.

This checklist ensures your home isn't just seen — it's trusted.

#### 7. Comparison Table: What Buyers Notice Most

Buyer Focus Area	Traditional Home	Newer Home Done Right
Maintenance Costs	Unpredictable	Documented, predictable
Efficiency	Varies by upgrade	Proven energy metrics
Transparency	Reactive inspection	Proactive pre-listing report
Documentation	Scattered or absent	Single organized packet
Emotional Pull	Nostalgia-driven	Confidence-driven

#### FAQ

##### Should I still stage a newer home?

Absolutely. Even pristine homes need warmth. A few well-placed furnishings guide buyers' imagination without masking details.

##### Is a pre-listing inspection worth it for a new house?

Yes. It confirms what buyers hope is true — that the home is sound — and it prevents surprise renegotiations later.

##### What if my builder is no longer in business?

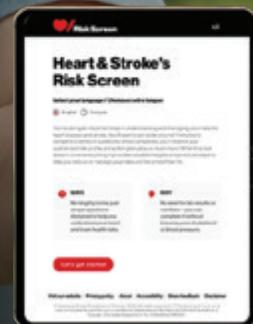
Provide whatever documentation remains (permits, manuals, or product brand lists). The goal is to show the story of quality, not the brand name alone.

#### Conclusion

A newer home sells fastest when it tells a story of verified quality. Clear builder documentation, visible upkeep, and transparent proof transform your property from "another listing" into a verified investment. In today's data-driven market, credibility isn't just earned — it's engineered.

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[heartandstroke.ca/riskscreen](https://heartandstroke.ca/riskscreen)

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## GAMES & PUZZLES

### Guess the Christmas Song!

1. Brenda Lee was only 13 years old when she recorded this "new old-fashioned" Christmas favourite.
2. In December of 1965, this was the first song played in space. Hint: It is a classic written by James Lord Pierpont.
3. This song was originally called "Tinkle Bells".
4. Thurl Arthur Ravenscroft, the singer of this mean, green song, was also the voice of Tony the Tiger.
5. Sammy Cahn and Jule Styne ironically wrote this romantic winter song during a heat wave.
6. There are three official music videos for this modern Christmas song, as well as a celebrity lip-syncing montage video.



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QR CODE  
FOR THE  
ANSWERS!



**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.

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