

SEPTEMBER 2023

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THE OFFICIAL BRENTWOOD COMMUNITY NEWSLETTER



Cover Photo by Stuart Parker



Colin Ongyerth

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Brentwood COMMUNITY ASSOCIATION

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 Linda Van Holst – Office Manager • Steve Dietrich – Arena Manager

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News, Events, & More



Crime Statistics



Real Estate Statistics



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Brentwood Community's 60th Anniversary Dinner and Dance

by Charlene Brust

On July 29, almost 100 people celebrated Brentwood Community's 60th Anniversary with a dinner and dance. Many volunteers were part of the planning and decorating. Thank you to all who helped make this event a success. The Sportsplex looked fantastic and the lights were spectacular. Thank you, Lee Hunt, for all the draw prizes you collected. They made many people happy. Thank you to Lisa Boychuk for donating the poster-sized photos. Thank you, Bonita McCurry, for the slide show. Both provided great memories.

A special thanks to Good Time Party Rentals for providing the supplies necessary to put on an event of this size and thank you to the football team for the heavy lifting. Alpine Catering provided a wonderful chicken dinner, hosted the bar, and provided clean up.

Music was provided by Bailey and the Boys. The music was great, and fun was had by all. Danny Wai once again sponsored a photo booth. Many, many photos were taken. The props were great and the young lady assisting people was very patient!

Brentwood's very own TV personality, and longtime resident, Paul Dunphy provided some great stories of his many years in Brentwood. Including that his wife grew up in the neighbourhood and has lived here her entire life.

All of us in attendance had a wonderful evening. Thanks for your support of our awesome community!

Come out and support more events in honour of Brentwood's 60th anniversary. A BBQ is in the planning stages for September. A Christmas Craft Sale is happening on November 4 and there are still spots available for a few more vendors. We'd also like to end the year and welcome the new one with a New Year's Day family event outside.



Off the Bookshelf

by Rosemary Brown

Demystifying Disability: What to Know, What to Say, and How to Be an Ally was the last book read and discussed in the Settlers Book Club. One of our members, who is autistic and has years of disability studies, work, and activism, says it is a good start, a “disability 101.” She also points out that people with disabilities are the largest minority in the world—and it is one that any of us can join at any time.

Demystifying Disability was written by Emily Ladau, an American disability activist; the book is short and packed with information from which we all have a lot to learn.

Ladau begins with a discussion of what disability means. It made me realize that I have always had a restricted definition of disability. After presenting how different activists view disability, Ladakhis comes up with a much more holistic definition. She says that “it isn’t just a static term, with a single meaning. It is a big, broad term to describe a natural, constantly evolving part of the human experience.”

I had always been taught that one should always refer to people with disabilities as people first, but Ladau points out that there is a difference of opinion on this issue among disability activists, some of whom prefer to foreground their identity as a disabled person. Ladau suggests that the best thing to do is ask what people prefer and emphasizes that there is no single disability community, and she does not speak for everyone. She also points out that “what unites us is the fight for access, inclusion, and justice.”

She writes a whole section on terms to avoid when speaking about someone with a disability and offers alternatives, challenging our notions of what is “normal” in the process. As our group member said, “normal is a setting on a washing machine, not a person.”

Ladau then goes on to discuss the different models that have been used to approach disability: charitable, cultural, medical, economic, human rights, etc. She says that none of these models are sufficient to encapsulate all that disability is and that some are downright harmful.

The chapter outlining a history of disability activism and the many gains that have been won over the decades was interesting and powerful. It’s a significant and inspiring part of our history that is missing from courses and textbooks. The only drawback is that the book is focused on the United States; we need a similar history for Canada.

Ladau follows with an extensive discussion of ableism, offering many examples of how it operates on individual and systemic levels. She asserts that the usual definition of ableism as “discrimination and prejudice against people with disabilities” is not sufficient and offers another: “attitudes, actions, and circumstances that devalue people with disabilities.”

Often, we are unconscious of the myriad of ways in which ableism operates in our society, this chapter offers examples ranging from remarks to or about people with disabilities to the lack of accessibility in public spaces and on websites. Ladau makes clear that it is not necessarily the disability which limits full participation in society, but rather the barriers placed in peoples’ way.

She also points out that ableism does not exist in a vacuum, but often intersects with other forms of oppression, such as that based on race and gender. As a book club member stated, disability cuts across all other identities, and it is important to take this into account when addressing ableism.

A chapter on “Disability Etiquette,” discusses dos and don’ts when interacting with people with disabilities. Another chapter focuses on disability in the media, which caused me to rethink my reactions to stories of people with disability portrayed in film and will prompt me to bring a more critical eye to news coverage of people with disabilities.

Ladau concludes with an insightful discussion of what it means to be an ally of people with disabilities. This includes self-reflection upon our motives and a need to discard any notions of “helping” or saviourism. Instead, it is “working side by side with people who are marginalized, to confront the system and contribute to shifting it.” Ladau offers many concrete examples of this “working side by side,” which should be adopted by any movement for progressive social change.



Congratulations To Erick Yang

by Lee Hunt

Congratulations to Erick Yang on winning the 2023 World Individual Debating and Public Speaking Championships. Erick, now a Grade 11 student at Sir Winston Churchill High School (SWC), was the youngest person to ever win the Championship. He was also the very first public school student to ever do so!

Erick initially won the Canadian National Debate Championship in Winnipeg, then moved on to the World Championships in Durban, South Africa. The latter competition required debaters to prove their skills in four different areas – impromptu, prepared debate, interpretive reading, plus prepared speech. Each category was weighted equally with five to seven different judges determining each. Talk about challenging!

Erick's SWC debate coach, Quintin Krogstad, described Erick as, "very intelligent, humble, thoughtful, and grounded". Quintin also told me that the impromptu and debate categories seem to come "naturally to Erick, so that he could focus on the Interpretive Reading and Prepared Speech aspects."

SWC Assistant Principal, Jayme McDonald, told me that Erick is "a great kid ... I'm totally blown away by his success."

Erick's family members were described by Quintin Krogstad as "very supportive" and delighted with Erick's international victory - especially Erick's father who accompanied Erick on the trip to South Africa.

Congratulations, Erick, and all the best in your future endeavours!

Condolences

by Lee Hunt

"She was a lovely lady with a great sense of humour – a strong and independent woman." This is how Marilyn Wagner was remembered by Steve Dietrich, Sportsplex Manager for the Brentwood Community Association.


Marilynn passed away on June 1, 2023, at the age of 79.

Back in the 1970s and 80s, Marilyn was very active in our community. She regularly worked at bingos and casinos, plus scheduled volunteers for the outdoor rink. She will be especially remembered for her work in helping to establish the Figure Skating program in Brentwood. Steve recalled that "Marilynn and her husband Emile were very active in creating costumes, backdrops, and decorations for the annual ice shows. The shows had a different theme every year." Their children Carol and Curtis both participated in the Skating Club and in the Ice Shows.

Steve also marvelled that, even after she moved out of Brentwood, Marilyn would still occasionally stop by the Sportsplex to have coffee and "to make sure that things were still going well."

We at *The Bugle* extend our condolences to Marilyn's family. Our community continues to thrive on the solid foundation established by individuals such as Marilyn Wagner.



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How are Short-Term Rentals Impacting Housing Markets?

Submitted by Melanie Swailes on behalf of the Development and Transportation Committee

It is almost impossible not to look through my planning and development lens when travelling. This summer I spent several weeks house sitting on Vancouver Island, plus travelling along the Sunshine Coast and through BC. These areas share Calgary's growing pains, especially in terms of housing availability and affordability.

A frequent topic was Short-Term Rentals (STRs) such as Airbnb—by far the largest—and their impact on local housing markets. In Calgary, this is defined as “the business of providing temporary accommodation for compensation, in a dwelling unit or portion of a dwelling unit for periods of up to 30 consecutive days” (calgary.ca).

In Gibsons, a small town of about 4,700 that some of you may know from the old CBC series *The Beachcombers*, I spoke to a hotel owner and asked if Airbnb had impacted their business. She replied that the hotel was still busy, but Airbnb had “ruined it” for staff and residents looking for accommodations. Statistics Canada shows about 570 rental units in the town, and a quick search of Airbnb turned up 189 places available in the Gibsons area. This means that almost one third of rental housing is not available to people looking to live and work in the community.

Airbnb was founded in 2008 and was initially marketed as a “home-sharing” platform, allowing people to rent out a spare room(s) in their own home, either when away or during a peak season (such as Stampede or the Grey Cup). Quickly, many property owners decided to just rent out units on a short-term basis year-round, effectively removing these units from the pool of long-term rental homes. That began to raise concerns as it became widespread and suddenly cities or towns realized that there were dwindling options available for would-be residents.

It's not hard to see the appeal of Airbnb. For travellers, staying for days or weeks in one location, they likely want a kitchen and maybe laundry facilities. STRs used to be a much cheaper option than hotels, although lately

cleaning and other add-on fees have raised the rates. Airbnb units may be in neighbourhoods where there are few hotels, they may provide a more “local” experience, and as originally designed, the host was likely present to offer local insights. Property owners like STRs because they can collect more by renting out a unit on a daily basis than they can from longer leases.

On the flip side, there have been criticisms of STRs, including some well-publicized incidents of non-compliance with local bylaws, misleading representation, hidden cameras, and so on. Businesses in communities like Banff and Jasper have found it difficult to attract staff because there is no housing, yet tourists can select from hundreds of STR units, as reported by Ricochet: “Jasper, Alberta has hundreds of Airbnbs, but not a single place to live.”

A Canadian Mortgage and Housing Corporation (CMHC) study, entitled “The Impact of Short-term Rentals on Canadian Housing,” found that “approximately 31,000 homes have been taken off the long-term market in Canada thanks to STRs. This number is comparable to all vacant and available rental housing in some locations” (The Impact of Short-term Rentals on Canadian Housing).

Three Key Findings:

1. Short-term rentals have been a major cause of housing financialization in Canada, providing revenue outside of traditional rentals.
2. The majority of short-term rentals are owned by large-scale commercial operators, and not by private individuals.
3. The financial incentives of short-term rentals place pressure on housing, leading to long-term rentals being converted into short-term ones.

In Calgary, City Council approved changes to the Business License Bylaw to require a business license and regulations for short term rental (STR) hosts in Calgary that will come into effect on January 1, 2024. Details are available at <https://www.calgary.ca/for-business/licences/short-term-rentals.html>.

STRs are not the only cause of housing shortages or affordability challenges, but it seems apparent that they play a significant role. Many cities are trying to come up



with solutions, for example, by limiting STRs to 90 days per year or levying additional taxes. Like many aspects of city planning, there are no easy solutions, but the first step is to at least gather accurate information and data. The CMHC study in particular does a good job of investigating the existing situation so it's worth taking a look at the study.

Dear Brentwoodians,

As this issue hits your mailboxes, kids will be heading back to school and many of us will be getting back into our regular work schedule after hopefully having some fun and relaxation over the summer. As we gather in our classrooms and offices and spend more time indoors with the onset of cooler weather, it is timely to remember that—as much as we all want to forget it—COVID is still with us and looks to be here to stay as a permanent fixture, joining colds (rhinovirus) and influenza. Ask me how I know! At the time of writing this, my family has just come through a collective bout of the illness; luckily, we are all basically healthy and didn't suffer more than coughs, fatigue, and getting on each other's nerves while cooped up at home for a week. But it's important to remember that not everyone is so fortunate, and what is a minor illness and inconvenience for some can be much more serious for others.

Let's remember the feeling at the start of the pandemic, when we banged pots and pans and thanked essential workers, and channel that solidarity and sense of collective responsibility this fall and winter. Go and get your flu shot and COVID boosters once they are available; and if you're feeling sick, take a test, wear a mask, and stay home to rest and recover. Let's all have a happy and healthy fall!

Photo Contest

The Bugle is looking for Brentwood's best amateur photographers to provide cover images each month. If you have a great snap of our neighbourhood saved on your phone or posted on your social media feed, send it in for a chance to be featured on the cover of an upcoming issue! Photos must be 300 DPI or higher (i.e., from a newer model phone or good digital camera) and 2400 x 1600 pixels minimum size. If submitting pictures of minors, please make sure that you have direct, express permission to submit the picture from a parent or guardian. Send your photos, or any questions, to bcabugle@telus.net.

Yours sincerely,

Jonathan Jucker, editor

Brentwood Bugle

**Brentwood
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Membership Application**

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Spouse: _____

Address: _____

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Urgent: Secretary Required for BCA AGM

The BCA is seeking a volunteer to take the minutes of the 2023 Annual General Meeting, to be held in the Sportsplex on September 7 at 7:30 pm. Please contact Linda Van Holst at linda.vanholst@brentwoodcommunity.com or 403-284-3477 if you are able to help out in this important way!



Part-Time Community Hall Employee Wanted

Are you retired, still physically fit, and looking for occasional work to keep yourself busy and put a little money in your pocket? The BCA is looking for someone to join our team operating the Community Hall (see photo) at the Brentwood Sportsplex. Duties include janitorial work, minor building maintenance, and set up and take down of tables and chairs for events.

Schedule is flexible evenings and weekends based on hall bookings. If you are interested, please contact Steve Dietrich, Sportsplex Manager at steve.dietrich@brentwoodcommunity.com.

Casino Volunteers Needed!

This important fundraising opportunity is coming up on August 11-12, and BCA needs helpers to staff the key positions at the chip kiosk and count room. If you are interested, please sign up at the link below. <http://brentwoodcommunity.com/2023/04/01/volunteers-needed-for-bca-casino-in-august-2023>.

Brentwood Cares - Little Food Library and More!

With your donations and support, we continue to stock the Brentwood Cares Little Food Library twice daily, for use by people of all ages and circumstances, from elders to students.

Unopened, sealed items can be dropped off in the library itself or in the box beside the door at 3624 Boulton Rd at any time. Hats off to Brentwood for your continued support!

Liza and the Brentwood Cares Team

Seeking Christmas Market Vendors

The BCA will be hosting a Christmas Market on November 4, 2023. If you want to reserve a table for your business, please submit the registration form at the link below. Space is limited so reserve early! <http://brentwoodcommunity.com/2023/03/31/seeking-christmas-market-vendors>.

Buy Nothing Brentwood

Give freely; share creatively! Post anything you'd like to give away, lend, or share; ask for anything you'd like to receive or borrow.

Check out the Buy Nothing Brentwood/Charleswood/Collingwood Facebook page, or buynothingproject.org.

Your Representatives in Brentwood

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MLA: Luanne Metz (Calgary-Varsity). Calgary.varsity@assembly.ab.ca. 403-216-5436.

MP: Len Webber (Calgary Confederation). Len.Webber.c1@parl.gc.ca. 403-220-0888.

BRENTWOOD COMMUNITY ASSOCIATION
ANNUAL GENERAL MEETING
DATE: September 7th, 2023
TIME: 7:00 pm
LOCATION: Brentwood Sportsplex Hall
1520B Northmount Dr NW
Registration starts at 6:30 pm
Meet and greet social following AGM.

MENTAL HEALTH MOMENT

10 Signs That You May Be Suffering from Anxiety

by Nancy Bergeron, R.Psych. | info@nancybergeron.ca

Feeling anxious at times is completely normal. However, unchecked it can become maladaptive and cause distress in our daily lives. How can we tell if our feelings of anxiousness have crossed over into a disorder? Sometimes it's not easy, as anxiety can show up in many different forms such as phobias, social anxiety, and panic attacks.

You may be suffering from unchecked anxiety if you experience any of the following on a regular basis.

- 1. Perfectionism.** Putting expectations on yourself that are not realistic to meet, setting yourself up to fail or not even starting a task due to fear of failure.
- 2. Compulsive Behaviour.** Repeated behaviours like checking locks and washing your hands, overindulging in mood altering substances to relax, or experiencing constant intrusive thoughts.
- 3. Self-Doubt.** Constant negative thoughts or talk that is negative about yourself.
- 4. Muscle Tension.** May cause discomfort around the neck and shoulder area, leading to ongoing headaches and other physical problems.
- 5. Chronic Indigestion.** Trouble enjoying meals because of chronic indigestions and stomach issues.
- 6. Self Consciousness.** Frequent worry about how you present yourself to others in terms of appearance, speech, and mannerisms.
- 7. Panic and Flashbacks.** Feelings of doom and extreme worry that may cause shortness of breath, dizziness, and nausea. This may include flashes of something traumatic from your past.
- 8. Irrational Fears.** Frequent thoughts that are causing fear and discomfort about certain situations. These thoughts lead you to equate those experiences with feelings of dread and worry resulting in self-limiting behaviour.
- 9. Sleep Problems.** Trouble falling asleep or staying asleep, with frequent thoughts related to worry waking you up.
- 10. Excessive Worry.** Difficulty focusing due to intrusive thoughts and frequent worry. This may lead to nervousness, the inability to focus, and feelings of panic.

If any of these symptoms describe how you feel on a regular basis, please seek professional guidance from a psychologist for a formal diagnosis. Cognitive Behavioural Therapy (CBT) is generally the first step and the gold standard for anxiety management. Additionally, your psychologist can help you decide if seeking medical/pharmaceutical intervention from your doctor may also be necessary.

The logo for Macdonald Law North features a stylized 'M' with laurel branches on either side, followed by the text "MACDONALD LAW NORTH" in a serif font. Below the logo is a photograph of a modern, multi-story office building with large windows and a prominent entrance.

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News from the Friends of Nose Hill

by Anne Burke

What Happened 50 Years Ago to Preserve Nose Hill?

The Calgary Council of Women wanted a legacy. In 1973, the City created the park after a lengthy debate. Council rejected a development application when communities favoured a major natural environment park. "Citizens for Nose Hill" presented a "Citizens' Brief." Then a steering committee produced the "Nose Hill Design Brief."

A rezoning challenge was only one of the obstacles because much of the land was privately owned. It was urgent to preserve it because some was already sold to developers, with a parcel to a homebuilder.

Community leaders and concerned citizens collected over 5,000 signatures on a petition opposing the rezoning. They organized a march along John Laurie Boulevard in defence of Nose Hill. There was even a children's petition, and their voices were heard.

City Council voted against any rezoning. However, the City still needed more time to buy up the land. The Supreme Court of Canada gave Calgary the right to purchase land on Nose Hill at its own pace. The provincial government agreed and declared that the Nose Hill lands be retained as a public open space in perpetuity.

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Scouts About - 4th Elks Triwood



September Updates

We are back to school after a great summer and kicking off the 2023/24 season at 4th Elks. We invite all community members—youth and adults—to join us in our Scouting adventures this year.

Scouting is the largest youth organization in Canada and globally with a mission to develop well-rounded youth for success in the world. Scouting is run through community groups affiliated with Scouts Canada. Each community group is 100% volunteer run. At the 4th Elks Triwood, our parents and leaders collaborated to create our four pillars: Community Engagement, Family Connections, Friendship, and Outdoor Adventures. We incorporate at least one pillar in all the activities that we do. Scouting is open to all ages.

Beavers

Ages 5 to 7, Motto: Sharing, Sharing, Sharing

Highlights for our Beaver Scouts include going to Camp Cadicasu, sleeping over at the Airplane Hangar, and going canoeing on Lake Bonavista. We have more adventures planned for 2023!

Cubs

Ages 8 to 10, Motto: Do Your Best

Cubs ended their year with an overnight backpacking fishing trip. In 2024, there is talk of a five-day camp at the Wilderness Rendezvous in Cypress Hills and/or an overnight canoe expedition!

Scouts

Ages 11 to 14, Motto: Be Prepared

Scouts have big plans to go to Pacific Jamboree (PJ) in July 2024. At PJ, the Scouts will camp out on the west coast with Scout groups from all over western Canada and northwestern USA.

Venturers

Ages 15 to 17, Motto: Challenge

We do not have a Venturer company presently, but we're open to starting one! Ventures have done trips like sea kayaking in Mexico, hiked the Chilkoot Trail in the Yukon, or the East Coast Trail in Newfoundland. As well, Ventures have helped organized large group camps for Cubs!

Rovers

Ages 18 to 26, Motto: Go Beyond

We do not have a Rover company, but Rovers plan epic adventures, are active in community endeavours, and contribute to international aid.

Become a Leader

Anyone 16 years of age or older can be a leader. If you are interested in building youth and community presence, all you need is a sense of adventure. Don't worry about 'having the skills,' you can build those along the way!

For more information, contact us at 4thElksTriwood@gmail.com.



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Brentwood Learn to Skate Program



GROUP LESSONS

September 14, 2023-March 16, 2024
Thursdays at 6:00-7:00pm
Saturdays at 10:45-11:45am
(Register 1 or 2 days of skating per week)

- Learn to Skate group sessions: Ages 3+ (Skating fundamentals for Beginner-Advanced)
- Fun-filled and exciting skating with music
- Includes warm-up time, group lesson time, group activities time & cool-down time


LEARN TO SKATE JOIN US ON THE ICE TODAY

ABOUT OUR PROGRAMS

Brentwood Community Association offers Learn to Skate program for ages 3-12 for Beginners and/or Recreational skaters. All programs are coached by our expert team of certified NCCP Skate Canada Professional Coaches.

Online registration started in July and will continue until the programs are full.

Come have **FUN** and enjoy the exciting sport of skating!
Register TODAY to start your skating with us!

 <http://brentwoodcommunity.com/>



Connect with Us



Brentwood Sportsplex Arena
1520B Northmount Drive N.W.
Calgary, AB, Canada T2L 1V3



BrentwoodSkatingClub@gmail.com

BUSINESS CLASSIFIEDS

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 Brentwood. 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.

BRENTWOOD 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 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.

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.

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.

FALCONER HANDYMAN SERVICES LTD: Stucco patching, re-stucco, small renovations, flooring, drywall and painting, foundation parging, and small concrete work. We can also build or fix decks, fences, etc. No job is too small. Fully insured. WCB and BBB member. For free estimates, please call Wes at 403-809-3644 or email handyfalconer@gmail.com.

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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.

OUT ON A LIMB PROFESSIONAL PRUNING: Tree and shrub pruning, shaping and restoration. Tree removal and stump grinding. New tree and shrub selection and installation. Fertilizing and insect pest management. Licensed & Insured. Journeyman Landscape Gardener and certified Arborist. Call Jim at 403-265-6965 or email outonalimbprofessionalpruning@live.ca.



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DO get results!”**

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WAI**



SOLD! SOLD! SOLD!

SHAWNESSY—SHAWBROOKE MANOR.....Sold for 101% of asking price
COPPERFIELD—COPPERPOND BLVD.....Sold for 98% of asking price
BRENTWOOD—BRENTWOOD ROAD.....Sold for 96% of asking price

ON THE MARKET

24 CLARENDON ROAD NW (COLLINGWOOD)

Fabulous 4 level split with curb appeal, 2,266 sq.ft, located on an escalated huge pie shaped lot with views of downtown. Tons of features with upgrades/extension 10 years ago.

Asking \$899,800 mls# A2068878

22 ASPEN ACRES ROAD SW (ASPEN WOODS)

This outstanding custom built two storey is located on a larger corner lot (492m2 /5294ft2) in one of the most desirable neighbourhoods in Calgary: Aspen Woods. Over 2520ft2 of this impeccable home with front concrete veranda & tons of upgrades. Easy access to major transportation routes like Stoney Trail, Bow Trail & Sarcee Trail.

Asking \$1,125,000 mls# A2065633

2110-60 PANATELLA STREET NW (PANORAMA HILLS)

Two bedrooms, two full bathrooms and den/office condo apartment on the ground floor in the most desirable neighbourhood: Panorama Hills. Freshly painted throughout the unit. Close to all amenities, shops, schools & public transit, easy access to Highway 201. Excellent value for a first time buyer or investment.

Asking \$284,900 mls# A2068280

HAWKWOOD—HAWKTREE CIRCLE

Beautiful two storey split home in Hawkwood, over 2,100 sqft plus developed basement (1,273 sqft). Upgrades: furnace replaced in 2014, shingles (2020), composite deck (2019). Close to all amenities.

Asking \$639,900 mls# A2064414

CHARLESWOOD—23 STREET.

Solid well-built bungalow over 1,150 sq. ft located in an elevated lot with the size 55' by 100' on quiet treed street in Charleswood. Short walk to Canmore Park, schools, bus stop, close to all amenities.

Asking \$719,900 mls# A2039992

CHARLESWOOD—23 STREET

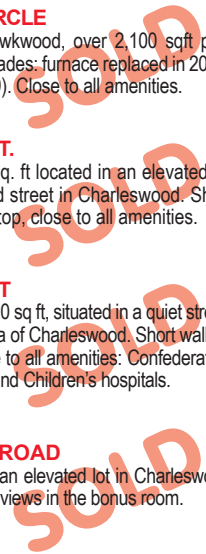
A good floor plan four level split over 1320 sq ft, situated in a quiet street, with the lot size 55 ft by 100 ft in the area of Charleswood. Short walk to Canmore Park, schools, bus stop, close to all amenities: Confederation Park golf course, U of C, both Foothills and Children's hospitals.

Asking \$699,900 mls# A2039979

CHARLESWOOD—CHALICE ROAD

One and a half story house, located in an elevated lot in Charleswood Heights, with COP and Rocky Mountain views in the bonus room.

Asking \$619,900 mls# A2039409



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