

NOVEMBER 2025

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THE OFFICIAL BRENTWOOD COMMUNITY NEWSLETTER

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COUTURE AND REBECCA
MARSHALL WITH
HARRY THE HORSE**



Cover Photo by Dianne Draper



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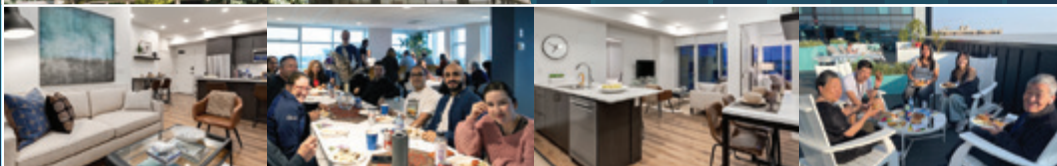
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Dear Brentwoodians,

School Buses

Today is the first day of the Alberta Teachers' Association strike action, and the way things look, the teachers might still be out by the time this issue is delivered in early November. The grade 4 student in my family is happy for now, but it's a huge problem for families and could potentially set kids back in their learning as well. Here's hoping that a deal is reached soon, one that recognises that Alberta, as Canada's economic engine and (by some measures) richest province, deserves a well-funded public education system that meets the varying needs of all children.

The strike means that traffic on the surface streets around Brentwood and Charleswood was noticeably and significantly lighter this morning as I walked to my office at U of C. The poor state of bussing at Calgary schools means that students who live outside close walking distance of their school are often assigned congregated pickup spots that are far from home or school and inconvenient—we have been assigned pickup spots as far away as Highwood or West Hillhurst to get our child from Brentwood to Collingwood School. We and many other families try to walk or bike whenever weather, work schedules, and after-school activities permit, but often have to make the trip by car.

The result of poor school bussing is thus that tens of thousands of extra car trips are undertaken every morning at peak rush hour, by people rushing to get their kids to school before the bell and then get to their own work on time. This results in many different costs: the additional car emissions, the fuel burned, the time wasted sitting in traffic, and the inevitable accidents that happen when people are driving in a rush. Someone should add these up and see if they are outweighed by the savings of having a bare-bones school bus system.

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



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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 Road at any time. Hats off to Brentwood for your continued support!

Liza and the Brentwood Cares Team

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.

Calgary Police Service on Nextdoor!

Calgary Police Service now has a dedicated space to engage with community residents. <https://ca.nextdoor.com/agency-detail/ab/calgary/calgary-police-service/>.

For more information or to join Nextdoor, download the app or visit nextdoor.ca today!

CPS Community Safety Guide

<https://brentwoodcommunity.com/2024/11/21/cps-community-safety-guide/>.

Your Representatives in Brentwood

City Councillor: Sean Chu (Ward 4):
ward04@calgary.ca; 403-268-3727.

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

MP: Corey Hogan (Calgary Confederation)

CPS Community Police Officer: Constable Reinders:
pol4241@calgarypolice.ca; 403-428-6342.



News from the Friends of Nose Hill

by Anne Burke

Norma Frances Bicknell (née Rose) (1926-2025) passed away at the age of 98 years. Norma was an ardent crusader for many causes dear to her heart—women's rights and equality, saving Nose Hill Park, the South McDougal Area Structure Plan, to name a few. As some remember: "Though it has been a few decades since Norma walked upon the hill, she was always interested to hear about the first reports of crocus blooms in the spring". Another, "From the first kite fly on Nose Hill (to bring attention to it), the recording of animal life and monitoring of plant species no one influenced me more. The past 50 years on Nose Hill were all because of her influence". Moreover, "She led such a great life. I lost touch after I left Calgary and am pleased, she has enjoyed another 30 years since. When we had to fight to keep Nose Hill mostly unpaved, she was the heart and soul behind our efforts" Calgary's Centennial in 1975 was to celebrate the city's first 100 years. I first met Norma when we were fundraising for educational signage on Nose Hill. Without her, there would have been no such Park. Whatever we all did to contribute as volunteers was in her name and avidly following her lead. An astonishing woman who accomplished so much for so many, she enjoyed a well-lived life in all respects. Nose Hill was declared one of Canada's largest urban parks in 1980. There is a lovely colour photo of Norma, with other members of the Nose Hill Steering Committee. She is holding a copy of the Nose Hill Master Plan. In the snow on Nose Hill, Norma appears very happy, even girlish, with a glint in her eye, as well she might. www.calgaryguardian.com/historical-photos-nose-hill-park/.

Public Skating

Mondays: 10:00 to 11:30 am

September 8 to December 22, 2025

January 5 to March 23, 2026

Wednesdays: 1:30 to 3:00 pm

September 10 to December 17, 2025

January 7 to March 25, 2026

No Public Skating Dates:

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Neighbours Celebrate Together

by Lee Hunt

Residents of 33 Street, Baines Road, Bears paw Drive, and Barron Crescent all came together for a Block Party on September 1. There was definitely something for everyone at this event held near the "Old Hall", including Spencer the Magician, sidewalk art, photos with Harry the Horse, music from the band "Always the Hack", plus playing street hockey or joining in the sack races.

Those who were hungry enjoyed free hot dogs, desserts, iced coffee, or lemonade. Brisebois Bees sold honey at their booth.

You could also get more serious by speaking with the folks at the Forever Canadian booth or those at the Brentwood Transportation and Development table.

Organizers Rebecca Marshall and Shari Couture wish to thank sponsors Piknic Café, Prairie Mill Bakery, Brentwood Co-op, Save On Foods, Van Manna Homes, MLA Luanne Metz, and FYI Doctors for cash and in-kind donations.

As I worked my way through the attendees asking why they like living in Brentwood, Andrew and Katharine (who are relative newcomers) commented on the friendliness, walkability, and proximity to Nose Hill Park. Khrystyna and Steve cited the biking paths, green spaces, and availability of public transit. Peng and E mentioned the connection with people and nearness to shopping, while Suzanne considers Brentwood "a little oasis with all services".

Asked about what they were most enjoying at the Block Party, Nicole told me that she appreciated "the opportunity to visit with neighbours", while youths Jia and Steve praised the lemonade and the cupcakes.

To wrap up the day, Melanie Swailes led folks on a Baines Walk to learn more about nearby buildings and murals plus the Northland re-development area.

In all, it was an enjoyable neighbourly event. Thanks to all who took part—plus to organizers Rebecca and Shari.



Block Party by Shari Couture



Block Party by Rebecca Marshall



Block Party by Shari Couture



Block Party by Shari Couture



Block Party by Dianne Draper



Block Party by Rebecca Marshall

Official Celebration of Brentwood Cares

by Lee Hunt

September 14, 2025, brought the “official” celebration of Brentwood Cares fifth anniversary. (See my May 2025 article for more information about this vital group.) Approximately 40 people met at Coordinator Liza’s home for a potluck dinner plus music. Music was provided by Parisa, Sebastien, and Leroy. At the event, I spoke with Carole who helps to fundraise for Brentwood Cares and with Nellie who brings many loaves of bread to the Little Free Library. Cesar observed that “it is innate in people to help others and Brentwood Cares provides a platform—we have more impact together”. Betty told me that she and her husband donate because “every individual you assist can make a big difference in his or her life”. Brentwood Community Association President, Bonita, praised the range of activities which Brentwood Cares is involved with—Little Free Library, Cookies for Seniors at Carroll Place, summer concerts, Art Walk, plus December hampers—to name only a few. Thanks to Brentwood Cares and to all who support their activities. All the best in year six!



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Join the Development and Transportation Committee!

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

Representing Brentwood on Planning Matters

The BCA Development and Transportation Committee (DTC) represents Brentwood on any planning or redevelopment proposals in our community. The City of Calgary considers CAs to be “directly affected” by community planning items and we are therefore entitled to have notice from, and to be heard by, decision makers.

This means that we receive Planning applications such as Development Permits (DPs) so that our community voice can be reflected in decisions. To do so, we collect feedback from residents or affected parties, and communicate with file managers, the City of Calgary, and Councillors who will be making decisions. If they don't hear from us, they assume that we are either not interested or that we agree with whatever is being proposed. By submitting our feedback, we ensure that Councillors and City administration know what is important to us in our community; it also lets them know that we want to be involved in decisions that affect us.

We rely on many volunteers to achieve those goals. We could use your help.

We try to provide residents with information about redevelopment in Brentwood, as well as an understanding of how to participate in the Planning process. Unfortunately, most people don't get involved with City Planning matters until it impacts them directly. Once a new DP application is posted next to you, it doesn't leave you with much time to learn or respond within a week or two. That's why DTC members are actively working on a new website which will provide Planning background information, links and websites for further learning or research, and updates on applications that we have received.

Why get involved? For starters, to meet and feel connections within your community. If you don't know much about Development Permits (DPs) or City Bylaws, neither did most of us before becoming part

of the Development and Transportation Committee (DTC). There are all kinds of ways to learn, there are other committee members who have experience to share, plus we need a variety of skills. Bring your talents into the group. The DTC meets on the first Monday of every month in the BCA Boardroom. If you'd like to join a meeting or for further information, please contact the BCA at office@brentwoodcommunity.com or at 403-284-3477.

Regarding the *Bugle*, many of you have told me that you do always read the DTC articles, so I may continue to write articles if there is interest. I'd like to hear some suggestions from you as to which topics might interest you. What questions do you have about development? What topics would you like to see addressed? Thanks for your interest.





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Raising Non-Anxious Kids

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

Modern parenting has become highly involved. Many of us may hover, protect, and step in quickly to solve problems for our kids. While this comes from love, too much intervention can make it harder for children to build resilience, confidence, and coping skills. Add in the constant pull of screens and social media, and many kids grow up struggling with boredom, frustration, and independence.

A New Approach: Obstacle Parenting

Instead of removing every challenge, obstacle parenting gives kids space to face small struggles and learn from them. It's about doing less, not more, and trusting that kids can figure things out.

1. Resilience Comes Through Struggle

- Shielding kids from every difficulty robs them of practice in handling life's challenges.
- Small frustrations (like a tricky puzzle or waiting a few minutes for help) build patience and problem-solving skills.

2. Boredom Isn't Bad

- Constant stimulation from screens can dull curiosity.
- Letting kids experience boredom creates space for imagination, creativity, and self-discovery.

3. Screens and Social Media

- Technology isn't going away, but heavy use can lead to loneliness and anxiety.
- Balance matters: limiting screen time, teaching mindful use, and modelling healthy habits are key.

4. Parents Need Restraint Too

- Kids notice when adults are glued to their phones.
- Modelling presence—reading, drawing, or simply sitting quietly—teaches kids that life doesn't have to be constantly filled with screens.

Practical Tips for Parents

- **Pause Before Helping:** If your child asks for help, wait a few minutes. Encourage them to try first.
- **Make Things Just a Bit Harder:** Give challenges that require effort—like board games, chores, or puzzles.
- **Encourage Real-World Play:** Let kids play outside, climb, build, and explore with peers—even if it's messy or imperfect.



- **Embrace Boredom:** Remind kids (and yourself): "It's okay to be bored." Often, creativity follows.
- **Create Screen-Free Zones:** Mealtimes, bedtime routines, and family outings can be tech-free moments.
- **Model Healthy Habits:** Put your own phone down. Show your kids how to be present, curious, and engaged in the real world.
- **Build Community:** Rely on neighbours, friends, and extended family. Kids need more than just parents—they thrive with a wider circle of support.

Obstacle parenting isn't about making life hard for children. It's about giving them space to:

- Build confidence.
- Develop focus and endurance.
- Learn how to handle frustration.
- Discover creativity in boredom.
- Grow into resilient, less anxious adults.

Sometimes, the best gift we can give our kids is to step back, let them struggle a little, and trust that they can rise to the challenge.

Yielding to Emergency Vehicles

by Alberta Health Services

For everyone's safety, it is important motorists understand how to correctly yield right-of-way to emergency vehicles when their lights and sirens are activated. You can help all first responders navigate roads quickly and safely by following these basic rules.

When an emergency vehicle approaches with lights and siren activated:

- If you're in the middle of an intersection when an emergency vehicle approaches with lights and siren activated, safely clear the intersection; be prepared to pull over.
- On a one- or two-lane road, motorists should move to the right side of the road, slow down, and then stop, remaining parallel with the road. Remember to signal.
- On one-way streets move to the nearest curb, either the right or left.
- On a road with three or more lanes, motorists should move to the nearest side of the road and stop. If driving in the centre lane, move to the right side of the road and stop. Remember to signal.
- Come to a complete stop and wait for the emergency vehicle to pass. Shoulder check for more emergency vehicles before re-entering traffic flow. Remember to signal.
- Emergency vehicles might use any available road space to maneuver. This could include shoulders or turning lanes, etc., in order to safely pass other traffic.

When operating a vehicle:

- Reduce speed to 60 km/h or the posted speed, whichever



is lower, when passing any stopped roadside vehicle with flashing lights activated (emergency vehicles, tow trucks, maintenance trucks, etc.). This law applies to the lane immediately next to the stopped vehicles. If you're not in the lane next to the stopped vehicles, it is recommended to reduce speed and leave lots of space between yourself and emergency personnel.

- Do not break the rules of the road in order to give right of way to an emergency vehicle. This could include proceeding through a red light or making an illegal turn. Actions such as these jeopardize all motorists in the area.
- Drivers must place their full attention on the road and the safe operation of their vehicle at all times. The fine for distracted driving in Alberta is \$300 and three demerit points.
- Do not drive within 150 meters of an emergency vehicle with its siren and/or flashing lights on. For reference, 150 m is nearly 1.5 times the length of a football field.

Doggy Inspiration

Did you know that Chewbacca from Star Wars was inspired by George Lucas' dog! His loyal Alaskan Malamute, Indiana, not only shaped Chewie but also gave his name to another icon - Indiana Jones. Proof that man's best friend can also be Hollywood's best muse!



Off the Bookshelf

by Rosemary Brown

September 30 marked the National Day for Truth and Reconciliation and many Canadians reflected on what they could do. This question has been asked of Jody Wilson-Raybould many times, and in response she wrote *True Reconciliation: How to Be a Force for Change*.

Wilson-Raybould is a member of the We Wai Kai First Nation in B.C. She is a lawyer and author and was the federal Justice Minister and Attorney General from 2015 to 2019.

She frames the book within three themes: Learn, Understand, and Act. In Part One: Learn, she weaves together what have been “silenced stories” or the voices of many people—Indigenous and non-Indigenous—to surface the truth hidden behind the narrative of Canada’s history. The stories range from contact, through treaty-making, the Indian Act and residential schools, to contemporary events such as the Meech Lake Accord, the Truth and Reconciliation Commission, and the Report on Murdered and Missing Indigenous Women and Girls. She reminds us that when listening to stories, we need “three ears”: the two on our head, and the one in our heart. Listening to these juxtaposed voices is a powerful experience, especially if one listens with all three ears.

Wilson-Raybould begins Part Two: Understand with a discussion of the two distinct worldviews that inform the voices and stories of the Learn section: Indigenous and Western. She points out that there is no one Indigenous worldview, but that there are many common elements shared in the worldviews of Indigenous nations across the country. She outlines these and contrasts them with the worldview of those who colonized Canada.

She argues that Reconciliation requires an acknowledgement of these contrasting worldviews, and that racist attitudes and behaviours infuse the Western one. Reconciliation also requires the transformation of policies, practices, and law to incorporate Indigenous worldviews.

She also says that we need to acknowledge that there are those with power and privilege in Canada who actively resist decolonization and that as settlers we need to effectively challenge them, thereby “fixing ourselves”.

She discusses the two tracks to reconciliation, which she argues are interconnected and can’t be resolved separately. “Track One” refers to the immense disparity that exists between non-Indigenous and Indigenous peoples when it comes to socio-economic issues. “Track Two” concerns the recognition of the right of Indigenous peoples to self-determination, and the recognition of Indigenous rights to their lands. The latter includes the need for free, prior, and informed consent before resource extraction projects proceed. She underscores the fact that the inherent right of Indigenous peoples to their lands is recognized in numerous articles in the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), and that the Truth and Reconciliation Commission of Canada put forward that UNDRIP provides the framework for Reconciliation.

In Part 3: Act, Wilson-Raybould distinguishes between symbolic, performative acts and those which effect change. She points out that Reconciliation is not a single event or act as if it were a sprint. We need to think in terms of a marathon, where actions build on each other. Governments, because of the nature of election cycles, tend to sprint and to focus on Track One, instead of also doing the heavy lifting of addressing the need for Indigenous self-determination and indigenous title to the land.

We can push governments to take a longer-term view. We can also encourage organizations and companies to implement UNDRIP by recognizing Indigenous rights to the land and negotiating resource extraction projects on that basis.

We can work in solidarity with Indigenous peoples to defend land rights, as well as reforms in the Justice and Child Welfare systems. There are many more examples.

One might mistakenly think, given the organization of the book, that Learn, Understand, and Act are separate processes. I would argue that we can’t afford to wait and try to learn and understand everything before we take the initiative and act. These are intertwined and ongoing processes, and we will never be able to learn and understand everything. We will make mistakes along the way, but if we are acting in good faith and are willing to be challenged when we get it wrong—and to learn from our mistakes—we will go a long way towards Reconciliation. For those who would like to be more involved in action, one Calgary organization to look up is the Reconciliation Action Group.

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YOUR CITY OF CALGARY

Green Cart Collection Update

by the City of Calgary

Starting in November, green cart collection will shift to an every-other-week schedule. This seasonal change helps match service to the lower volumes of yard waste we typically see once colder weather arrives.

Weekly green cart collection will return in April 2026, just in time for spring clean-up season when yard waste begins to pick up again.

We understand Calgary's weather can be unpredictable, and to keep the Green Cart program reliable and cost-effective, we set the schedule using long-term trends. This means collection times are based on when green cart volumes usually decline and when snowier conditions are more likely. By planning well in advance, the City ensures the right number of trucks, drivers, and resources are in place to keep the program running smoothly.

There are a few easy ways to stay on top of your collection days and keep things simple:

- Visit calgary.ca/cartschedule to check your cart pickup schedule or sign up for free reminders.
- Download the Calgary Garbage Day app to get automatic notifications about collection days and seasonal changes.

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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 Russell at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

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.

BLACK & WHITE MECHANICAL LTD: Your local plumbing & gasfitting experts based in Charleswood. Specializing in tankless water heaters, hot water tanks, garage heaters, water softeners, renovations, and general repairs & installs. Licensed & insured. Call 403-389-6436, email brennan@bwmech.ca, or visit www.bwmech.ca.

TLC CLEANING: Over 20 years' experience in the business! TLC Cleaning is a small and personalized house cleaning company with an eye for detail. Licensed, insured, bonded, and WCB covered for your peace of mind. Excellent rates and references; environmentally-friendly options too. Everyone needs a little TLC! Free estimates; please call Carol at 403-614-8522 or email tlc.cleaning@shaw.ca.

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E.G.K. CONTRACTING, RENOVATIONS, DEVELOPMENTS, HANDYMAN SERVICES (ONE CALL DOES IT ALL)! Drywall, taping, texturing, painting, tile work, t-bar ceilings, flooring, plumbing, water line breaks, flood and fire restoration, mold remediation, electrical and more. 40+ years of experience. Licensed, insured, carry W.C.B. B.B.B. accredited A+ rating. Check out my website at www.egkcontracting.com or call Erich at 403-606-2493.

SIT AND BE FIT: Join Louise Tuesday and Thursday afternoons for fitness classes designed specifically for older adults as well as any adults with chronic conditions. Work on your strength and balance safely at Summit View (formerly St. David's) United Church, 3303 Capitol Hill Crescent NW. Contact Louise for information: fitnesswithlouise@outlook.com, | 403-701-5494.

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.

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.





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ON THE MARKET

1310, 3500 VARSITY DRIVE NW (VARSITY)

Welcome to McLaurin Village in the heart of Varsity, this outstanding two-storey townhouse offers over 1,090 sq. ft. of comfortable and quiet living space, two balconies — both facing the green space for peaceful views year-round. Renovated 4-piece bathroom with full tile surround to the ceiling and detailed carpentry finishes. All windows, front entrance door, and patio door were replaced in 2017 for enhanced energy efficiency and modern aesthetics. You're just minutes away from everything: University of Calgary and Brentwood LRT.

Asking \$344,900 mls# A2254011

301, 3420-50 STREET NW (VARSITY)

Quiet 2 bedroom condo on the third floor, big sunny balcony, a well-maintained building in the heart of Varsity. New painting, upgraded kitchen, open floor plan. Located right across Market Mall, this complex is convenient with public transit nearby, close to key transportation corridors (Shaganappi Trail, Crowchild Trail), a short walk to the University District, and proximity to U of C, Alberta Children's Hospital, Foothills Medical Centre.

Asking \$239,900

42 COLLINGWOOD PLACE NW (COLLINGWOOD)

An outstanding brand new luxury home in the heart of Collingwood! >3,000 sq.ft. of opulent living space - stacked with plenty of features the builder has planned and executed meticulously throughout the process. At the center is a chef's kitchen with an oversized island, quartz counters and backsplash, LED-under-lighting, full-height cabinetry and a pot-filler above the 36" gas range. A coffee bar with cabinetry and a beverage fridge adds convenience. This home has a legal 2 bedroom basement suite and a double attached garage. Separate furnace systems, with AC installed for the main dwelling unit. Close to the Calgary Winter Club.

Asking \$1,199,900 mls# A2251770

3152 BLAKISTON DRIVE NW (BRENTWOOD)

Charming bi-level family home offers approx. 1,960 sq.ft. of total comfortable living space, including 5 total bedrooms and 2 full bathrooms. Live upstairs and rent out the basement — the lower 2 bedroom illegal suite with a separate walkup entrance. Upgrades including high quality water proofing, LVP flooring on main floor and laminate floor in basement, exterior siding on home and garage (2021), windows and doors (2018), electric panel upgrade (2003), new hot water tank (2023) and shingles replaced (2021). Close to all amenities.

Asking \$779,900 mls# A2247457

2212-5 AVENUE NW (WEST HILLHURST)

Stylish semi-detached in West Hillhurst, well-maintained and prime location, two-storey home. With over 3,000 sq. ft. of developed living space, this residence offers the perfect blend of functionality and style, featuring 9-ft ceilings, rich hardwood floors, and a striking tile-faced fireplace framed by custom built-in bookshelves. The chef's kitchen is the centerpiece, boasting quartz countertops, and a large island with breakfast bar. A curved staircase, illuminated by a skylight, leads to the upper level. The fully developed basement offers 9-ft ceilings, a large recreation room, an additional bedroom with walk-in closet and an egress window. Just minutes from downtown and steps from schools, parks, and vibrant community amenities.

Asking \$938,000 mls# A2257023

3303 BOULTON ROAD NW (BRENTWOOD)

A beautifully kept bi-level home situated on a 51' x 110' lot in the sought-after community of Brentwood! With ~1,070 sq.ft. above grade, the main floor hosts three comfortable bedrooms and an updated 4-piece bathroom. The fully developed lower level features a spacious family room with large windows, a fourth bedroom, and a full 3-piece bathroom. Walk to all levels of schools, the community swimming pool, library, Brentwood Village shops and the updated Northland Shopping District, and the Brentwood LRT station.

Asking \$719,900 mls# A2260697

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