

MAY 2025

DELIVERED MONTHLY TO 3,000 HOUSEHOLDS



TRIWOODtrumpet

THE OFFICIAL CHARLESWOOD, COLLINGWOOD & FOOTHILL ESTATES COMMUNITY NEWSLETTER



LOW MAINTENANCE LANDSCAPES

**Full Residential Landscape
Construction Services**

We Are A Certified Allan Block Wall Installer
CMHA Paving Stone Installer

westernelementslandscaping.ca

**Get in touch
403-604-2585**



The Magic of May

May arrives as spring reaches its peak and nature is in full bloom. The blossoming flowers, lush gardens, and fresh foliage create a feeling of rejuvenation and growth.

Mother's Day, which falls on May 11th this year, is a day to express love and gratitude to the moms in our lives – whether they're our own mothers, the mothers of our children, or other mothers that we want to feel loved on this day of maternal recognition.

The staff at Cambrian Pharmacy would like to wish all moms a very Happy Mother's Day and remind you about the magic of May. It's the perfect time to get outside and enjoy all the joys of Spring, especially with your mom!



Scan the QR code to view our May deals.

9, 728 Northmount Drive NW | Calgary, AB | T2K 3K2
403.289.9181 | CAMBRIANPHARMACY.COM



Your Patio Furniture Superstore!



YETI **Wicker Land Patio** **weber**

TRAEGER **BBQ LAND** **Modern Patio** RATANA

Located Three Blocks East of Chinook Mall
6125 Centre Street S, (403) 258-2506
WickerLand.ca

OFFICIAL

PLUMBING & HEATING

Plumbing Services
Furnace Install & Repair
Drain Cleaning
Boiler Install & Repair
Electrical

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca
official-plumbing-heating.ca

Mothers Day High Tea

Sunday, May 11th, 2025 | 1pm - 3pm



Adults \$30 | Children* \$25

Specialty tea, sweet and savoury treats

Register online: triwoodcommunity.com

TWC Directory

President	Mark Whiteman
Vice President	David Fong
Treasurer	Carlos Alonso de la Paz
Members at Large	Sandra Rhead, Jim Heck, Lynn Greig, Danielle Tse, Jordan Crone, Mara Pratt, Dean Stewart and Shannon Harrington
Executive Director	Chad Geiger
Accountant	Randy Dalgeish
Administrator	Olivia Fong
Operations and Events Manager	April Morlidge
Arena and Facilities Manager	Jim Pilling
Programs Coordinator	Mackenzie Spong
Community Engagement Manager	Shivani Gibbs
Scouts Coordinators	David Fong and Mark Whiteman
Cubs Coordinator	Andrew Waddington
Beavers Coordinators	David Fong and Andrew Waddington
Executive Chef	Mayur Kunte
Fund Development Manager	Lori Wilson

Volunteering in Triwood

We have counted over 1,500 volunteer hours contributed since January 2024, so a huge thank you is due! Volunteers have spanned beyond event helpers and are crucial to us for essential fundraising, renovations help, administrative work, social group facilitators, and board members. Volunteering is empathy in action and builds the fantastic community culture we live in. If you're interested in learning more about the volunteer opportunities in Triwood, please visit triwoodcommunity.com/volunteer and sign up for more information.

Triwood Writers



What stories have you lived?

You can become part of Triwood Writers! Join us at the Triwood Community Centre in the Foothills Room (downstairs) from 1:20 to 4:00 pm on the first Thursday of each month, year-round.

This group is designed for individuals who are interested in sharing their personal experiences and memories through the art of writing. Members provide friendly, helpful suggestions to help you become a better writer – take them or leave them! We all learn together. Whether you're a seasoned writer or a novice, our group provides a welcoming environment for all.

Bring your stories told in 500 to 1,500 words. You'll circulate your story by email to our small group a week before each get-together. Then we'll meet to discuss every submission. You'll also get feedback on your writing emailed from each member after each meeting.

It's not a writing course! It's an exploration. It's fun!

Each month through our story sharing, our group dives into collaborative feedback, creating community connections and personal growth.

Interested? Contact Colleen Tobman at tobman@tobman.ca and try something new.

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.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

**YOUR PREMIER REALTY EXPERT
WITH A SENIOR REAL ESTATE SPECIALTY!**



**BUYING OR
SELLING?**

**AFY FEREIDOONI
REALTOR®**
SALES - SENIOR REAL ESTATE SPECIALIST

RE/MAX
REAL ESTATE SERVICES

**CALL NOW
403.402.7503**



News from the Friends of Nose Hill


by Anne Burke

We were contacted about restoration work at Nose Hill. Alberta Native Plant Rescue has some native grasses they've rescued from development sites around Calgary and can plant them out. Past stewardship projects were in Fish Creek Park and Cochrane area. Native species are popular but are at increasing risk from invasive species (weeds) and land development. This Volunteer Group gathers a variety of native grasses and rare plants, then safely relocates them. Some are rough fescue grass, the Prairie sage, blanket flower, blazing star, yarrow, and more. When the native grassland restoration project involves sharing seedlings with the public, participants should bring clean tools and be dressed appropriately.

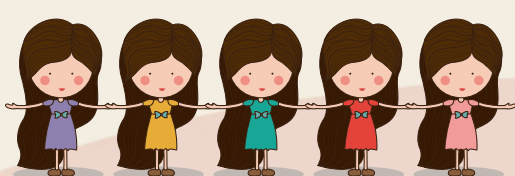
This year's World Migratory Bird Day theme, Shared Spaces: Creating Bird-friendly Cities and Communities, highlights the urgent need for urban planning and protecting birds. It's time to rally our community and Calgary is certified as bird friendly. Saturday, May 10 marks peak spring migration in Canada. Every action counts to help save bird lives. <https://www.birdday.ca/>.

Nature Alberta is the coordinator of Important Bird and Biodiversity Areas (IBAs) for Habitat Stewardship, enlisting community and government support. National partners include Birds Canada and Nature Canada. The program was initiated in the 1980s by BirdLife International. Nature Alberta is responsible for recruiting volunteer caretakers who collect bird data; they conduct at least one bird count per year (preferably during migration) and submit the results to eBird Canada. Some other duties are conducting site assessments, restoring habitat, raising awareness, and advocacy efforts. There are currently over 600 IBAs across Canada, including 48 in Alberta all viewable on a Google map. An online directory tracks locations, birds, habitats, threats, and conservation issues. You can access the database, interactive maps, desktop tools, and downloadable PDF maps at <https://naturealberta.ca/habitat-stewardship/>.

**Quintuplet
Success!**



In the village of Corbeil, Ontario, the Dionne quintuplets were born on May 28, 1934, making history as the first known quintuplets to survive infancy.



In Loving Kindness

by Garth Paul Ukrainetz

Be not abashed when life is tough
No shame in having need
At times the road is harsh and rough
Confused this world indeed

It's crucial that we all reach out
In giving and receiving
To rise above the walls of doubt
Together we're believing

We're here to care, we're here to share
For that's what life's about
In loving kindness, hearts prepare
The Food Bank helping out



**TRIWOOD
SUMMER
2025**

SUMMER CAMP

**REGISTRATION
OPEN NOW!**

TRIWOODCOMMUNITY.COM

**PARENT + TOT
SOCIAL GROUP**

WEDNESDAYS

9:45AM - 11:15AM

JAN 8 - MAY 28 2025

FREE FOR MEMBERS

TRIWOODCOMMUNITY.COM

City & Village

**CONCRETE
SYNDICATE**

403-816-0965
cityandvillageco@gmail.com

*All Triwood residents receive the
friendly neighbourhood 10% discount.



Confederation Park 55+ Activity Centre

Activity Centre for all adults 18 years of age & older
Located in the Triwood Community Centre



Upcoming Events

PLEASE REGISTER: call 403-289-4780 or visit yycseniors.com/events. All events are 18+.

May 2 - Free Presentation- **Pain Management** 12:00-1:30

May 5 - Free Presentation - **Shoulder Health: Maintaining Your Rotator Cuff** -
Limited seating so please register 11:15-12:30

May 9 - **Wine Tasting and Charcuterie** \$20.00 M \$30.00 NM Doors open at 11:30

May 9 - Free Presentation - **Financial Planning for Couples** 12:00-1:30

May 12 - Free Presentation - **Hearing Health for Everyone** 11:15-12:30

May 16 - **Games Day in the Pub** - \$12.00 12:00-2:30

May 20 - **Conversation Cafe** - Topics around dementia 10:00-12:00

May 23 - Free Presentation - **40/70 Rule Creating Your Aging Plan** 12:00-1:30

May 26 - Free Presentation - **Encouraging Your Aging Parents to Accept Help**
11:15-12:30

June 6 - Free - **Seniors Information Fair** 10:00-2:30 (over 50 vendors)

June 18-20 - **Donating and sorting days for our annual garage sale** 9:00-2:30

June 21 - 8:00-2:00 **Annual Garage Sale**

WATCH FOR ADDITIONAL PRESENTATIONS AND EVENTS ON OUR WEBSITE!

Email info@yycseniors.com to join our email list!

Confederation Park 55 + Activity Centre, 2244 Chicoutimi Dr NW, T2L 0W1
info@yycseniors.com | 403-289-4780 | yycseniors.com | [FB @yycseniors](https://www.facebook.com/yycseniors)

**JOIN US AND STAY ACTIVE, STAY ENGAGED
AND ENJOY EVERY MOMENT!**



JT's IS OPEN!

Food & Drinks
Family Friendly
Dine-in or Take-out

Mon. - Thurs.
5pm - 9pm

Lower level of Triwood







HARRY POTTER TRIVIA NIGHT

Costume Contest & Prizes
All ages welcome!
Free to attend, must RSVP:
triwoodcommunity.com

Friday, May 30th
Doors open at 6:00pm
Trivia at 6:30pm
All ages welcome



Located near Brentwood Village Mall

French Immersion Preschool

Morning & Afternoon Classes for Children Ages 3-5
No previous French experience required

REGISTER TODAY!
(403) 815-4063
www.la-coccinelle.ca
registrar@la-coccinelle.ca
@lacoccinelleyc
@lacoccinellepreschool





NEIGHBOUR NIGHT

Tuesdays, Monthly | 6pm
JT's Pub & Clubhouse
May 27
Free to attend!

**TRIWOOD
COMMUNITY ASSOCIATION**



10AM - 3PM

**SUNDAY,
JUNE 8TH**

BLOCK PARTY

**BBQ & MUSIC!
BOUNCY CASTLE!
OUTDOOR GAMES!
SMALL, LOCAL BUSINESSES**

ALL AGES WELCOME. COME MEET YOUR NEIGHBOURS!

LOWER LOT (NEAR THE ARENA)

2244 CHICOUTIMI DR NW

TRIWOODCOMMUNITY.COM

Six Ways to Stand Up for Yourself

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

People-pleasing is a common pattern where individuals prioritize others' needs or desires over their own...often at the expense of their well-being. Overcoming this behaviour takes self-awareness, boundary-setting, and practicing self-care. Here are six ways to stop people-pleasing:

1. Recognize and Acknowledge the Behaviour

The first step in breaking free from people-pleasing is to recognize when you're doing it. Notice if you're constantly agreeing to things you don't want to do, neglecting your own needs, or avoiding conflict at all costs. Once you can identify these patterns, you can start taking steps to address them.

2. Set Clear Boundaries

Setting healthy boundaries is essential to stopping people-pleasing. This means learning to say no without guilt and making it clear what you can and cannot do. Practice asserting yourself calmly and confidently when someone asks for something that goes beyond your limits. You don't have to provide an explanation for your boundaries — just saying "I can't do that right now" or "That doesn't work for me" is enough.

3. Understand and Prioritize Your Own Needs

People-pleasers often suppress their own needs in favour of others. To stop this, be mindful of your own feelings and desires. Make a habit of checking in with yourself regularly. What do you need in the moment? What are your values? Prioritizing your own emotional, mental, and physical well-being helps you stop being overly concerned with other people's approval.

4. Challenge Your Fear of Disappointment or Conflict

A lot of people-pleasers fear disappointing others or facing conflict. Shift your mindset by reminding yourself that it's okay to disagree or say no. You don't need to make everyone happy, and people's reactions to your boundaries don't define your worth. Over time, you'll become more comfortable with discomfort and realize that you can handle others' feelings without compromising your own.



5. Learn to Tolerate Guilt and Discomfort

It's natural to feel guilty when you start saying no or standing up for your needs, especially if you're used to pleasing others. Practice tolerating that guilt and discomfort. Understand that feeling bad doesn't mean you've done something wrong — it simply means you're making a change. As you practice, this guilt will lessen, and you'll become more comfortable with acting in ways that align with your values.

6. Surround Yourself with Supportive People

Having people around who respect your boundaries and encourage your personal growth can help you feel empowered to stop people-pleasing. Seek relationships that are balanced and reciprocal, where your needs are valued just as much as others'. Positive, supportive people will help you feel more confident and less likely to fall back into people-pleasing behaviours.

Changing people-pleasing habits takes time, but with consistent effort and practice, you can learn to prioritize your own needs and create healthier, more authentic relationships.



Scouts - 4th Elks Triwood

Spring 2025 Updates

It has been a busy season for our scouting section this year. The Beavers had a sleepover dance party event in March while the Cubs and Scouts did a winter Camp at Alford Lake where they learned about firearms safety, archery, and tried their hand at ice fishing. Scouts had a great time at SAIT's 3D print lab this past February. The Cubs took to the pool in February for another session of scuba diving.

The Scout section was successful in getting a grant from the Chinook Council's Grizzly Den to help fund their five-day canoe adventure in June.

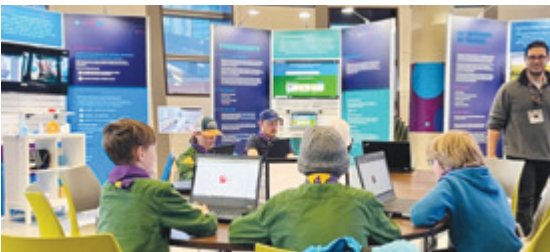
The Beavers and Cubs are going to close out their season with a camp in Dinosaur Country.



Beavers doing a campfire story at the sleepover dancer party.



Cubs learning archery skills at the winter camp at AHEIA's Alford Lake camp.



The Scouts at SAIT's 3D print lab.

Registration

If you're interested in registering your youth or learning more about our group, feel free to email us, check out our Facebook page, or see our website for details.

Fundraisers

Thanks to those of you who provided bottles at our bottle drive this past April. We have completed our fundraising campaigns for the year. We look forward to seeing you next year for our coffee and popcorn sales and bottle drive events!

Become a Leader

We need leaders to make these programs happen. If you are new to Scouting or want to get back into it and are interested in building your outdoor skills along with your youth, there is a place for you at 4th Elks. Contact us at 4thElksTriwood@gmail.com.



BMAX BROKERS

MERGERS & ACQUISITIONS

We specialize in maximizing the sale value of businesses by attracting multiple offers from targeted, qualified buyers.

Services

- Preparation and Planning
- Valuation Analysis
- Marketing Strategy Development
- Preparation of Marketing Materials
- Target Buyer Identification and Outreach
- Managing the Bid Process
- Negotiation and Deal Structuring
- Due Diligence Management
- Regulatory and Compliance Guidance
- Transaction Closing
- Post-Sale Transition Support

✉ info@bmaxbrokers.com | ☎ 403-249-2269

**TRIWOOD
COMMUNITY ASSOCIATION**

**BLOCK PARTY
CALL OUT FOR VOLUNTEERS!**

SUNDAY, JUNE 8TH 10AM – 3PM

DO YOU HAVE A HOBBY, SKILL, OR PASSION YOU'D LOVE TO SHARE?
WHETHER IT'S PAINTING, DANCE, GARDENING TIPS, STORYTELLING, OR
SOMETHING UNIQUE — WE'RE INVITING LOCAL RESIDENTS TO TEACH OR DEMO
SOMETHING FOR FREE AT THE BLOCK PARTY!

WHAT WE'RE LOOKING FOR FROM VOLUNTEERS:

- ☐ **SHORT WORKSHOPS OR DEMOS (15–30 MINS) FOR THE PUBLIC**
- ☐ **ALL AGES WELCOME**
- ☐ **NO TEACHING EXPERIENCE NEEDED — JUST ENTHUSIASM!**

**CONNECT WITH NEIGHBOURS, SHOW OFF YOUR TALENTS
AND HELP CREATE A DAY FULL OF COMMUNITY SPIRIT.**

**CONTACT US
MARKETING@TRIWOODCOMMUNITY.COM**

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.

TRIWOOD 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.

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.

E.G.K. GENERAL CONTRACTING/RENOVATIONS AND HANDYMAN SERVICES: 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](http://egkcontracting.com) or call Erich at 403-606-2493.

EXPERT RENOVATIONS & PROPERTY MAINTENANCE SOLUTIONS: Interior/exterior; simple fixes to more complicated projects. Plumbing & electrical fixes; full reno for bathrooms, kitchen upgrades & more. Specializing in older homes, pre-sale updates, stone & tile work installations & maintenance. Local, licensed, insured. We offer free consultations. Property Managers welcome. Call 403-992-5574.

FALCONER HANDYMAN SERVICES LTD: New decks, fences and repairs. Stucco patching, re-stucco, foundation parging, interior and exterior painting, flooring, drywall, concrete, landscaping, and renovations. 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.

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.

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.

ALL-SEASON EXPERTS - JK LANDSCAPING INC. Trusted in Calgary for 25+ years. We specialize in spring cleanups, lawn care, hedge trimming, and eco-friendly yard solutions. From vibrant lawns to reliable snow removal. Accepting new clients - secure your spot today. 587-435-4708 | sales@jkinc.org | www.jkinc.org.

HOUSE AND YARD MAINTENANCE: Spring and fall yard cleanups, power raking, leaf cleanup, flower beds, hedge trimming, top dressing, and weeding. Eavestrough cleaning/leak sealing, window cleaning, fence work, gates, drywall repairs. Exterior painting such as decks, trims, and window frames. Commercially insured. Call Ryan at 403-202-1263.

SM PLUMBING LTD: Your local plumbing company. New construction, renovations, gas-fitting, garage unit heaters, repair/service including: Poly-B replacements, leaks, hot water tanks, toilets, faucets, drain cleaning, main sewer line camera inspections, and more. Licensed and insured. Call us today at 403-819-1810 or email smplumbingyyc@gmail.com.

continued on next page

BUSINESS CLASSIFIEDS

continued

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

GUTTER DOCTOR: Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, window washing and pressure washing. Local business for over 20 years with more than 60,000 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.



403-714-0711
gutterdoctor.ca

Home exterior services. We do eavestrough cleaning, repairs, & installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, power washing & window cleaning. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty!

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

CHARLESWOOD



COLLINGWOOD



Councillor, Ward 4

Sean Chu

403-268-3727

ward04@calgary.ca

www.calgary.ca/ward4

www.seanchu.ca

Be Ready: Emergency Preparedness in Calgary

Dear Ward 4 Residents,

Emergencies can happen at any time, and being prepared is the best way to keep yourself, your family, and your community safe. The City of Calgary is committed to ensuring residents have the resources and information they need to be ready for anything.

Why Preparedness Matters

Natural disasters, extreme weather, and unexpected situations can disrupt daily life. Having a plan in place can reduce stress and increase safety in critical moments.

What You Can Do

The City of Calgary has put together a comprehensive guide on how to prepare for emergencies. Here are a few key steps you can take today:

Create an Emergency Plan – Know how to communicate with your family and where to go in case of evacuation.

Build a 72-Hour Kit – Ensure you have essential supplies like food, water, medications, and important documents.

Stay Informed – Follow official sources for real-time updates and alerts.

Know Your Risks – Be aware of local hazards such as floods, wildfires, and extreme weather events.

Resources Available to You

The City of Calgary provides a variety of resources to help residents stay informed and prepared. Visit calgary.ca/emergencies/preparedness for detailed checklists, planning tools, and information on local risks.

Being proactive today can make a big difference when an emergency strikes. Stay safe and stay prepared, Ward 4!

Sincerely,

Councillor Sean Chu

Ward 4, City of Calgary

SWANBY LAW

NANCY A. SWANBY

• Barrister • Solicitor • Mediator

Wills & Estates Planning and Estate Administration
Collaborative Family Law
Residential Real Estate

Wills, Enduring Powers of Attorney, Personal
Directives, and Probate

Suite 226, Market Mall Professional Centre
4935 – 40th Avenue NW Calgary, AB T3A 2N1
Direct Line: (403) 520-5455
Facsimile: (403) 984-4842
e-mail: nancy@swanby.com
(house calls and after-hours appts. still available)

GREAT NEWS MEDIA

LEADERS IN COMMUNITY FOCUSED MARKETING

**We make your phone ring.
We bring you more customers.
We grow your sales.**

Call 403-720-0762 | grow@greatnewsmedia.ca



SCAN ME



 **Calgary
Humane
Society**

REPORT

ANIMAL ABUSE

ANIMAL NEGLECT

ANIMAL ABANDONMENT

END ANIMAL CRUELTY

To report animal cruelty call 403-205-4455

Learn more at CalgaryHumane.ca



Time to Renew Your Mortgage?

Don't Settle –
Discover Better Rates
and Options! Get
Ready to Save Big!



ANITA 403-771-8771
anita@anitamortgage.ca

Licensed by Avenue Financial



**“Professionals
DO get results!”**

**DANNY
WAI**



Top #2 Team in the year of 2024

SOLD! SOLD! SOLD!

BRENTWOOD—NORTHMOUNT DRIVE.....SOLD for 98.5% of asking price

ON THE MARKET

3536 BENTON DRIVE NW (BRENTWOOD)



Rare bi-level home in Brentwood | Attached 4-car garage | 4 Bedrooms | Backs onto green space | Recently renovated and updated. This unique home boasts a myriad of features located in the coveted neighbourhood of Brentwood! Backing onto Brenner Park, this ~1,500 sq.ft. home features 4 bedrooms and 3 newly renovated full bathrooms.

Asking \$872,800 mls# A2195333

44 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. 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 \$1,338,900 mls# A2194211



2104, 99 SPRUCE PLACE SW (SPRUCE CLIFF)

Modern, spacious, luxurious condo offers an exceptional living experience. The perfect balance of convenience and lifestyle in the highly sought-after Ovation at Westgate Park with views of the Rocky Mountains and the city. The spacious primary bedroom includes double oversized closets and a private ensuite, creating a serene retreat. A second full bathroom adds convenience and privacy. Living at Ovation means access to luxury amenities, including a fitness centre, indoor swimming pool, hot tub, party room and games room. Plus 24-hour security patrol.

Asking \$429,900 mls# A2204906

**Free Home Evaluations Anytime
No Cost & No Obligation
Call **Danny Wai**
at **403-247-5171**
and Start Packing!**

Not intended to solicit currently listed properties.

**Visit my website,
www.dannywai.com,
for all my listings with
photos, anytime!**

**Re/Max Real Estate
Mountain View
201 - 4600 Crowchild Trail NW
Calgary AB T3A 2L6
Email: dannywai678@gmail.com
www.dannywai.com**