

JULY 2025

DELIVERED MONTHLY TO 3,000 HOUSEHOLDS



# TRIWOODtrumpet

THE OFFICIAL CHARLESWOOD, COLLINGWOOD & FOOTHILL ESTATES COMMUNITY NEWSLETTER



## WANTED



PLACE YOUR AD HERE AND PROMOTE YOUR BUSINESS

403-720-0762 | [GROW@GREATNEWSMEDIA.CA](mailto:GROW@GREATNEWSMEDIA.CA)



GET A QUOTE NOW



## Confederation Park 55+ Activity Centre

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



### Upcoming Events & Presentations

**PLEASE REGISTER:** call 403-289-4780 or visit [yycseniors.com/events](http://yycseniors.com/events). All events are 18+.

**NEW!! A fee of \$10.00 will be charged to all non-members for Presentations except those where a fee is already required.**

#### JULY

- Jul 10: Stampede BBQ - Doors open 11:30, Lunch served at 12:15, Entertainment at 1:30.  
Randy Poirier Sponsored by Chartwell Cost is \$15.00M \$25.00NM  
Jul 16: Games Day & Ice Cream Social - 12:00-2:30. Lunch and icecream is included \$14.00  
Jul 22 - (10:00-12:00) Conversation Cafe - Topics around Dementia  
Jul 23: Outdoor Games Day on the Patio \$15.00m \$25.00NM

#### AUGUST

- Aug 19 - (10:00-12:00) Conversation Cafe - Topics around Dementia  
Aug 20: Games Day & Ice Cream Social - 12:00-2:30. Lunch and ice cream is included \$14.00

#### SEPTEMBER

- Sept 10 - (12:00-2:00) Free Presentation: Understanding Your Enmax Bill  
Sept 12: Seniors Olympics - Doors open 10:00, Lunch served at 12:00- 12:30, (Lunch must be paid for at the time of registrations and will be \$15.00/person) **Prizes will be awarded at 2:30**  
Sept 12 - (12:00-1:30) Free Presentation: Pain Management  
September 19: Games Day - 12:00-2:30. Lunch is \$12.00  
Sept 15 - (11:15-12:30) Free Presentation: Downsizing  
Sept 17 - (12:00-2:00) Free Presentation: Introduction to Creative Arts or Seniors: Why it Matters  
Sept 18 - (6:30-8:30) Womens Self Defense \$25.00/person  
Sept 19: Games Day - 12:00-2:30. Lunch is \$12.00  
Sept 22 - (11:15-12:30) Free Presentation: Understanding Home Care: What it is and How it Works  
Sept 23 - (10:00-12:00) Conversation Cafe - Topics around Dementia  
Sept 24 - (12:00-2:00) Free Presentation: Fall Prevention  
Sept 29 - (11:15-12:30) Free Presentation: Addressing Stigma: Reframing Home Care as Empowerment

Email [info@yycseniors.com](mailto:info@yycseniors.com) to join our email list!

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

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

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



**BUYING OR  
SELLING?**

**AFY FEREIDOONI  
REALTOR®**  
SAB® (SENIOR REAL ESTATE SPECIALIST)

**RE/MAX**

**CALL NOW  
403.402.7503**

**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

**La Coccinelle  
PRESCHOOL**

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  
@lacoccinelleyyyc  
@lacoccinellepreschool



**Your Patio Furniture  
Superstore!**



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

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

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



## What Is a Boundary Really? Understanding the Rules We Set for Ourselves

by Nancy Bergeron, R.Psych | [info@nancybergeron.ca](mailto:info@nancybergeron.ca)

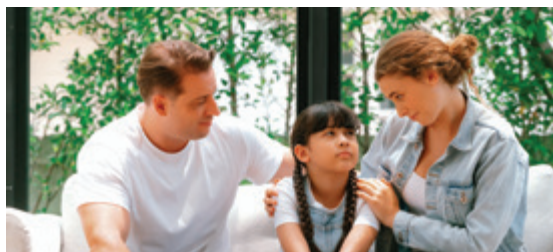
When most of us hear the word boundary, we tend to think of rules we place on other people: “Don’t speak to me like that,” or “You can’t come over without asking first.” But in truth, boundaries aren’t rules for others—they’re rules for ourselves. They define our comfort zone, and they guide our actions when someone crosses a line we’ve drawn.

“A boundary means you are responsible for what’s in your yard, which would be your thoughts, your feelings, your actions, and your opinions,” explains Dana Skaggs, therapist. “And your neighbours also have a right to their thoughts, their feelings, their opinions, and their actions.” In other words, you tend your own garden—and you don’t try to control what someone else grows in theirs.

This is one of the most empowering (and humbling) aspects of boundaries: they remind us that we don’t get to control others. We can’t force people to think like us, behave in ways we prefer, or rescue them from their own beliefs. What we can do is make choices about how we’ll respond when someone acts in ways that don’t feel good to us.

That’s where the real work of boundaries begins. As therapist Laura Vladimirova puts it: “There’s no boundary without internal consequence.” It’s not enough to say, “I don’t want you to come over unannounced anymore.” The assumption might be that the person will simply comply. But what if they don’t? That’s when the boundary is tested—not when it’s spoken, but when it’s ignored. Do we let them in anyway? Ask them to leave and come back later? Decide to spend less time with them moving forward? Our boundary is only as strong as the action we’re willing to take when it’s crossed.

An example of this could be for a romantic relationship. We have a list of behaviours that make us uncomfortable, and we would leave the relationship if those boundaries weren’t respected. In practice, what they demonstrate is this core truth: a boundary includes a limit and a consequence. We are clear on what we would do if our boundaries weren’t respected.



This principle applies just as much in parenting. Parents often think of boundaries as rules for their children: “Put your shoes on before going outside.” But children test rules—that’s what they do. The real boundary isn’t whether the child follows the rule, but how the parent responds when they don’t. Do you put the shoes on for them if they don’t? That’s the boundary in action: your response, not their behaviour.

Another common misunderstanding is that boundary violations should always result in cutting someone off. “Sometimes, with boundaries, we think the most severe consequence is what’s always needed,” says therapist Nedra Tawwab. However, if we ejected every person who crossed a line, we’d be left with very few relationships. Realistically, the first time someone violates a boundary, a reminder may be all that’s needed. The second time, you might take space or limit contact. Only in cases of repeated violations or extreme harm do more permanent consequences become necessary.

Ultimately, boundaries are an act of personal responsibility. They require clarity, consistency, and courage—not control. They aren’t about changing other people. They’re about protecting our own well-being and honouring our own limits, even when others don’t. And that’s where true empowerment lies.



**the Gutter Doctor®**  
Home Exterior Services

GUTTER CLEAN, FIX & INSTALL  
FASCIA • SOFFIT • ROOFING  
GUTTER GUARDS • WINDOW CLEAN  
SIDING • CLADDING • HEAT CABLES

**403-714-0711 • [gutterdoctor.ca](http://gutterdoctor.ca)**



## News from the Friends of Nose Hill

by Anne Burke

Connect: Calgary's Parks Plan replaced the Open Space Plan and the Natural Areas Management Plan. Calgarians have historically and consistently had a strong desire for the inclusion of natural areas as Open Space. As early as 1914, The Mawson Plan recommended protection for the riverbanks. In the 1940s, the public wanted natural park environments to be preserved. Little or no management was considered. In the early 1970s, The Calgary Bird Club assessed several natural areas, including East and West Nose Hill, before specific natural areas management policies were identified. By 1980, City Council adopted the first Nose Hill Park Master Plan, to ensure that natural habitat would remain for wildlife species that use it. The Nose Hill Biophysical and Land Use Inventory was a major project, but any unexpected problem or difficulty was beyond its scope. Instead, The Nose Hill Park Management Advisory Committee was followed by the Nose Hill Park Trail and Pathway Plan.

The Natural Areas Management Plan called for long-term conservation methods to support appropriate public uses. Some activities were dog walking, hiking trails, and weed control. For Nose Hill, as a Major Natural Environment Area, there were guidelines about grazing, wildlife, signage, fallen trees, and brush. As in all Natural Environment Parks, the approach was based on habitat types, with the general principles being fire management, life cycling, planting, restoration, and reclamation. To communicate the aims of protection, management, and permitted uses in a natural environment park, staff training and public education were planned, so as to share information regarding natural areas and natural history in Calgary. The plan was to evolve, with more research and new techniques for managing urban natural areas, as the public perception of Open Space changed, not only in Alberta but across North America.



## 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](http://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](mailto: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.



# PICKLEBALL

## DROP-IN AT TRIWOOD

**\$4**  
PER  
PLAYER

**TUES &  
THURS**



10AM - 1PM

**SAVE YOUR SPOT  
ONLINE**



**TRIWOOD  
ARENA**

3 courts | Bring your own racquet and ball | Check in at the office upon arrival | Children must be accompanied by an adult | For more info: [programs@triwoodcommunity.com](mailto:programs@triwoodcommunity.com)

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

**CHARLESWOOD**



**COLLINGWOOD**



**CONCRETE  
COTERIE**

**403-816-0965**

[cityandvillageco@gmail.com](mailto:cityandvillageco@gmail.com)

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



**You are invited to....**

# **RUBEN'S VEGGIES AT TRIWOOD**

# **LAUNCH PARTY!**

**Thursday July 17th | 5pm - 7pm**

**Triwood Upper Parking Lot**

This summer, Ruben's Veggies is launching a self-serve, semi-permanent vegetable stand at Triwood!

Celebrate this new partnership and local, healthy communities.



**RUBEN'S  
VEGGIES**



Short speeches at 5:30pm  
Outdoor patio & live music  
Free to attend! All welcome





# TerraBurst

TRENCHLESS SEWER & WATER

## NO-DIG SEWER & WATER LINE UPGRADES

We replace or rehabilitate underground pipes without disturbing trees, landscaping, or interior flooring and finishings.

### SOLUTIONS FOR

- Root Intrusions
- Water Line Breaks
- Pipe Corrosion
- Sewer Belly or Low Spot
- Pipe Offsets
- Aging Pipes

**Upgrade Your Infrastructure, Increase Your  
Property Value & Preserve Your Asset**

## 75% OFF Sewer Camera Inspection

Present this coupon for 75% off a sewer line camera inspection. This offer includes a sewer camera inspection, video recording, and assessment from an expert technician.

Valid until 2026/03/31

403-450-0087 | TerraBurst.ca | info@terraburst.ca



## BBQ BURGER WEDNESDAYS

JT'S PATIO @ TRIWOOD COMMUNITY ASSOCIATION



**\$12 Grilled Burgers & Salad Bar  
\$5 Rum Punch**

**Family Friendly!  
Patio Open!**

**JULY 2, AUG 6  
5PM - 9PM**



# Good Food Box

## Summer 2025

Order a box of fresh, subsidized produce monthly  
and pick-up your Good Food Box  
at Triwood Community Association.

**Small \$30, Medium \$35, or Large \$40 box**

ORDER BEFORE  
**July 21st**

PICK UP ON  
**July 30th**

ORDER BEFORE  
**August 18th**

PICK UP ON  
**August 27th**

**More info: [triwoodcommunity.com/good-food-box](https://triwoodcommunity.com/good-food-box)  
or phone 403-282-2677 ext. 103**



# Community Cleanup

**Sunday, August 24 2025 | 9am-1pm**

Triwood CA Parking Lot | Free service

**What's a Community Clean Up?** A chance to declutter your home! Get rid of your hard-to-dispose-of items at once.

## Who's coming to community clean up?

- General Waste/Compost
- Metal Recycling
- Electronic Recycling
- Cerebral Palsy Alberta Donations
- Buy Nothing Item Swapping
- Bottle Drive by local Scouts



**Seeking volunteers!** Email [marketing@triwoodcommunity.com](mailto:marketing@triwoodcommunity.com) if you're able to pitch in.

## Items not accepted

- Liquids of any kind (Gas, Paint or Chemical)
- Mattresses
- Household batteries
- Large appliances (stoves, dishwashers, washers, dryers)
- Compressed cylinders (propane tanks or fire extinguishers)
- Hazardous waste
- Anything with Freon (AC units, water coolers or fridges)
- Fluorescent light fixtures or bulbs
- Thermostats
- Smoke detectors
- Glass of any kind
- Media - VHS tapes, DVD's or CD's
- Rechargeable Batteries loose
- Ink and Toner loose





**MLA Calgary - Klein**  
**Lizette Tejada**

#232-A - 3630 Brentwood Rd NW

📞 403-216-5430

✉️ [Calgary.Klein@assembly.ab.ca](mailto:Calgary.Klein@assembly.ab.ca)

✂️ @lizettendp | 🌐 lizettendp

## Happy July!

It's wonderful to be back in Calgary full-time, taking in the joy of community events and the sunshine! I'm looking forward to connecting with all of you in all three quadrants of Calgary-Klein. Keep an eye on my social media for events happening all summer.

Neighbour Day celebrations are always so meaningful as I remember the challenges of the 2013 floods and how Albertans took care of one another. A heartfelt thank you to everyone who hosts, volunteers, and attends the events across our lovely constituency. Your service to community is an example to us all. This year Neighbour Day fell on the same day as Indigenous Peoples Day, one day out of many that I reflect on the importance of our role as Treaty People and how to honour that.

Summer is also AGM season and a time when community associations share their work over the previous year. I'm grateful for your local advocacy, information, and passion. I learn so much from all of you and am honoured to be welcomed to your discussions. Please reach out if your community association or organization needs help with navigating grants or letters of support. Our office is here to help!

I look forward to seeing you at Stampede pancake breakfasts and barbecues. Please do say hello! If you're organizing an event and would like me to attend or support you in any way – please reach out to our office.

In the meantime, I will continue advocating for resources in our communities, classrooms, access to public healthcare when we need it, affordability issues, and all the things we hold dear as Albertans and Canadians! And if you're reading this after July 1 – I hope you had a wonderful Canada Day.

As always, my constituency office is here to help whether you're navigating provincial programs, looking for resources, or simply have a question.



## Unlock Your Dream Home Now!

Low Rates,  
Fast Approval,  
Big Savings!  
Don't Wait – Act Today!



**ANITA** 403-771-8771  
[anita@anitamortgage.ca](mailto:anita@anitamortgage.ca)

*Licensed by Avenue Financial*



# MULTICULTURAL FEST!

SUNDAY, JULY 27 2025 | 10AM – 3PM

*Live performances! Food Trucks!  
Games! Small, local businesses!*

 [triwoodcommunity.com](http://triwoodcommunity.com)

# BUSINESS CLASSIFIEDS

For business classified ad rates contact Great News Media at 403-720-0762 or [sales@greatnewsmedia.ca](mailto: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](mailto:info@officialplumbingheating.ca); [www.official-plumbing-heating.ca](http://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](mailto: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](http://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](http://www.communitymediation.ca), 403-269-2707.

**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](http://www.egkcontracting.com) or call Erich at 403-606-2493.

**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](mailto:handyfalconer@gmail.com).

**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.

**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](http://www.cejelectric.com) or call Clayton at 403-970-5441.

**GUTTER DOCTOR!** Home exterior service experts. Services include gutter cleaning, repairs, and installations as well as fascia, soffit, siding, roofing, cladding, heat cables, gutter guards, window cleaning, and pressure washing. Local business for over 23 years with more than 70,000 happy customers! Licensed, insured, WCB, A+ BBB member, multi award-winner. Quality work with a warranty! [www.gutterdoctor.ca](http://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 [outonallimbprofessionalpruning@live.ca](mailto:outonallimbprofessionalpruning@live.ca).

# 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](mailto:nancy@swanby.com)  
(house calls and after-hours appts. still available)

## Precision. Integrity. Results.

Prana Developments delivers meticulous craftsmanship and honest service. No surprises, no shortcuts—just quality work done right the first time.

Find out more about us at  
[www.pranadevelopments.ca](http://www.pranadevelopments.ca)



### PRANA DEVELOPMENTS

Breathe new life into your space



**STAMPEDE  
BREAKFAST**

# 50/50

**Cash Raffle Fundraiser**

**Ticket Sales Open: June 1 2025**

**Sales Close: July 13, 2025**

**Winner Drawn: July 16, 2025**



**Scan to Purchase  
Tickets via  
RaffleBox Online**

Proceeds go towards  
cost recovery of  
Stampede Breakfast!  
[triwoodcommunity.com](http://triwoodcommunity.com)

## NORTHMOUNT MEDICAL CENTRE

**DR. ERUM ZAIDI**

Female Doctor

**ACCEPTING NEW FAMILY  
PATIENTS AND WALK-INS**

### Clinic Hours

Monday – Thursday  
8:30 am – 5:00 pm

Friday  
8:30 am – 4:00 pm

Saturday  
9:00 am – 2:00 pm

**Book an appointment**



# 403-289-1188

771 Northmount Drive NW  
[www.northmountmedical.com](http://www.northmountmedical.com)



# 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](mailto:grow@greatnewsmedia.ca)**



**SCAN ME**



**“Professionals  
DO get results!”**

**DANNY  
WAI**



**Top #2 Team in the Year of 2024**

**SOLD! SOLD! SOLD!**

**CHARLESWOOD—CAPRI AVENUE.....SOLD for 122% of asking price**  
**SPRUCE CLIFF—SPRUCE PLACE.....SOLD for 98.3% of asking price**  
**COLLINGWOOD—COLLINGWOOD PLACE.....LISTED & SOLD for 98% of asking price**

**ON THE MARKET**



**8408 ADDISON DRIVE SE  
(ACADIA)**

This gorgeous bi-level home features 4 total bedrooms, 2 full bathrooms, a south-facing backyard, renovated illegal basement suite (2024), central A/C, water softener, newer windows on the main floor, and a double detached garage! Behind the home is a stretch of green space off the paved back

alley, perfect for dog runs, summer walks, and a community connector with privacy!

Asking \$689,900 mls# A2210955



**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 \$1,349,000 mls# A2217124



**179 SCENIC HILL CLOSE (SCENIC  
ACRES)**

Prime corner lot in Scenic Acres, perfect family home. Beautifully maintained and extensively upgraded 1,923 sq.ft., 3 bedroom / 3.5 bathroom two-storey split home. The main level features vaulted ceilings and bayed windows in the spacious living and dining rooms, flooding the space with natural light. The vaulted ceiling in the

kitchen offers vertical space and airflow, and there is a large walk-in pantry. The fully finished basement offers a spacious rec room, private office/den, and an additional 3-piece bathroom—ideal for guests or a home workspace.

Asking \$779,000 mls# A2219121



**BEDDINGTON HEIGHTS—BERMUDA  
DRIVE**

End-unit townhouse in the complex of Spicewood in Beddington Heights. Excellent location—this unit backs onto the playground and is beside the green space! Highlights of this lovely unit include more than 1,630 sq.ft. of living space, 3 bedrooms and 1.5 bathrooms. The developed basement has a large family room for social gatherings and a good-sized storage area in the laundry room. This unit comes with 1 assigned parking stall. Conveniently located to hop onto Deerfoot Trail, 14 Street (north-south access) as well as Country Hills Blvd (west-east access).

Asking \$399,900 mls# A2214085

**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](http://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](mailto:dannywai678@gmail.com)  
[www.dannywai.com](http://www.dannywai.com)**