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		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	24	38	32	\$404,944	\$404,013
January	24	22	28	\$412,339	\$418,500
December	23	22	21	\$429,900	\$427,500
November	23	25	18	\$397,400	\$394,900
October	23	21	27	\$449,900	\$449,900
September	23	29	18	\$448,450	\$444,500
August	23	19	18	\$411,000	\$410,375
July	23	21	16	\$397,400	\$394,700
June	23	26	26	\$432,450	\$430,000
May	23	24	30	\$387,250	\$384,750
April	23	26	24	\$406,150	\$402,300
March	23	23	25	\$399,900	\$396,500

To view more detailed information that comprise the above
MLS averages please visit seto.mycalgary.com

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Meet Your New Seton Homeowners Association Board of Directors

Thank you to everyone that joined us at the Seton HOA Annual General Meeting in November. Please visit www.seton-connect.com/annual-general-meeting for draft meeting minutes and question and answer information.

BOARD OF DIRECTORS

Deb Glover	Brookfield Director
Karen Shopland	Brookfield Director
Kristine Aghajanova	Brookfield Director
Steven Phan	Returning Resident Director
Temi Bolaji	Returning Resident Director
Christopher Williams	Returning Resident Director
Adeniyi Ogunwusi	Returning Resident Director
Andrew Picklyk	Returning Resident Director
Abiodun Oduniyi	Returning Resident Director
Esther Adeoye	New Resident Director

When will the HOA Facility and Onsite Amenities Commence?

The development permit and development site servicing plan have been approved by the City of Calgary. The Brookfield team is working diligently through the building permit process with our consultants, contractors, and the City approving authority. Construction delays have resulted from the HOA facility being deemed a High Importance Structure, inflationary pressures, and overbudget tender bids.

Construction start and timing: Underground servicing to commence in 2023/2024, building and site construction to commence in spring 2024, construction completion is anticipated in early 2025.



SETON HOA

Contact Info

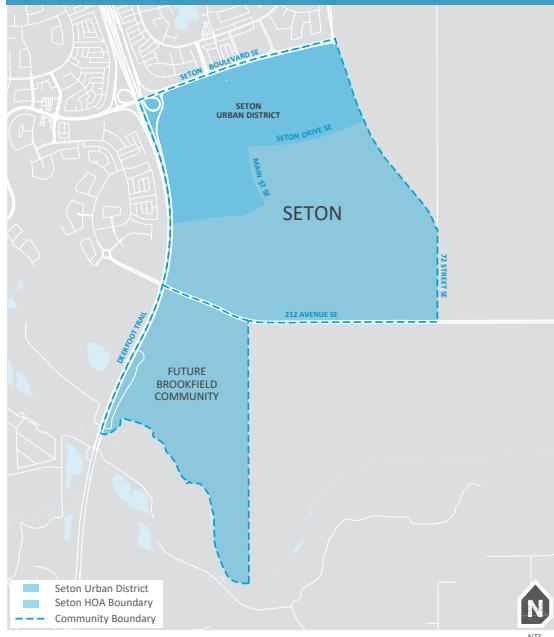
Email: info@setonhoa.ca

Website: www.seton-connect.com

Facebook: www.facebook.com/setonyyc

Instagram: www.instagram.com/seton_yc/

SETON HOA BOUNDARY MAP



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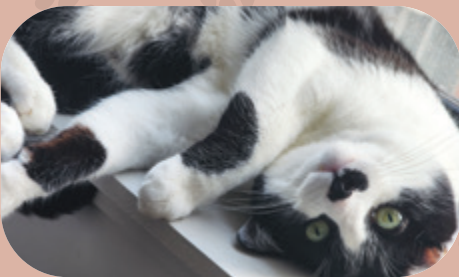
Cats, Canines, & Critters of Calgary



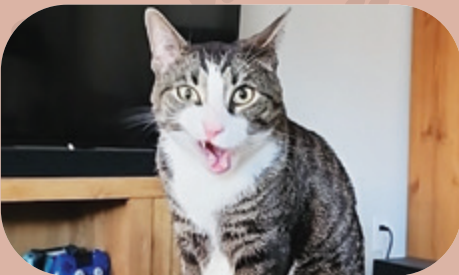
Crouton, Signal Hill



Echo, Nolan Hill



Robino, Mission



Ronaldo, Mission

To have your pet featured, email news@mycalgary.com

YOUR CITY OF CALGARY

Calgary Needs More Homes. Citywide Rezoning Will Help

With the approval of 'Home is Here: The City of Calgary's Housing Strategy', Council directed The City of Calgary to implement actions that will address the housing crisis. One of the proposed actions is citywide rezoning.

We need more homes in all shapes and sizes and in all communities. This will help support Calgary's growth now and for future generations.

From January 29 to March 16, The City held 13 public information sessions and webinars, as well as attended Community Association Open Houses, where participants could learn more and ask questions about Rezoning for Housing. More than 1,200 people attended the City's 13 in person and online sessions.

Have your voice heard by sharing with City Council what you think through our engage portal, by submitting a written comment before noon on April 15 at Calgary.ca/PublicHearing or registering to speak at the Public Hearing of Council on April 22.

Visit Calgary.ca/RezoningForHousing to learn more.



SCAN HERE TO VIEW ADDITIONAL SETON CONTENT

News, Events,
& More



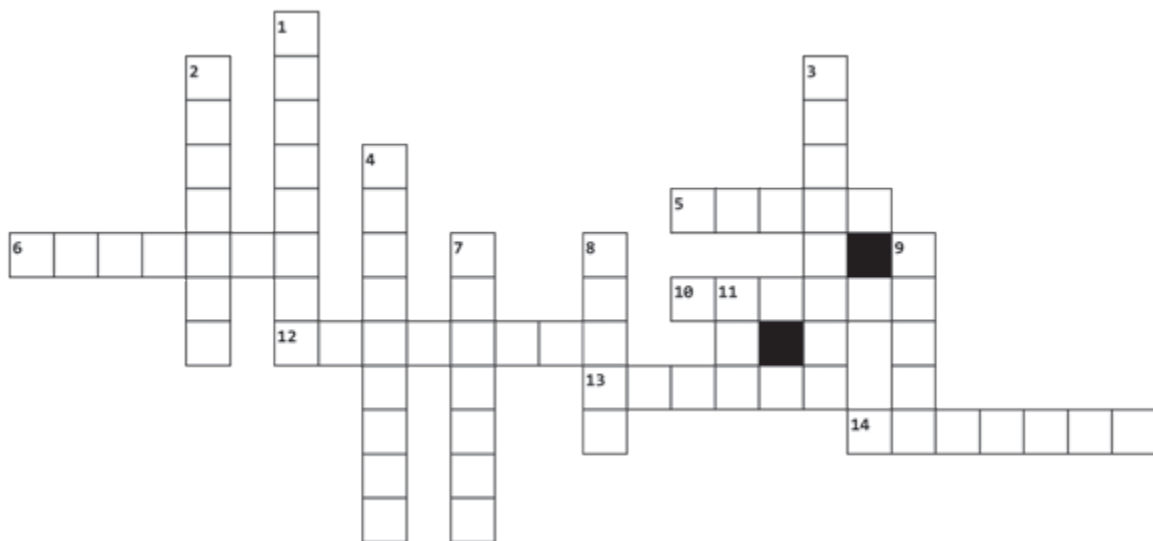
Crime
Statistics



Real Estate
Statistics



April Crossword



Across

5. The _____ and the Sweet Pea are April's official birth flowers.

6. This famous Leonardo was born on April 15, 1452.

10. In April of 1970, _____ 13 launched and famously ran into difficulties 56 hours later.

12. *Killers of the Flower Moon: The Osage Murders and the Birth of the FBI*, recently made into a feature film directed by Martin _____, was originally published on April 18, 2017, and written by David Grann.

13. This popular holiday, typically in April, is thought to be named after the goddess "Eastre".

14. Noah _____ copyrighted this eponymous, well-known dictionary used by many on April 14, 1828.

Down

1. After a 1,500-year break, this international multi-sport event was reintroduced in Athens on April 6, 1896.

2. Famously nicknamed "The Unsinkable", this ship went down on April 14, 1912, in the North Atlantic Ocean.

3. This year, the World Ski and Snowboard Festival will be held the second week of April in _____, BC.

4. This cultural hub of Canada was incorporated into the country as a city on April 6, 1886.

7. Ford released the first version of this beloved muscle car on April 17, 1964.

8. "I Want to Break Free" by _____ was released in April of 1984, with a controversial yet playful music video.

9. Vancouver-born _____ Smulders, who famously plays Robin Scherbatsky in *How I Met Your Mother*, celebrates her birthday on April 3.

11. On April 11, National _____ Day is celebrated and advocates against animal violence and cruelty.



Visit bit.ly/mycalgaryanswers or scan the QR code for the answers

How to Heal from Intimate Betrayal

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

Healing from intimate betrayal trauma is a complex and deeply personal journey. Here are twenty strategies that may be helpful in your healing process:

1. Seek Professional Help - Support from a therapist trained in trauma and betrayal can provide guidance and a safe space for processing overwhelming emotions. There are many modalities for treating trauma. It is not a one size fits all.

2. Practice Self-Compassion - Be gentle and understanding towards yourself, recognising that healing takes time, support, and effort.

3. Establish Healthy Boundaries - Set clear boundaries to protect yourself from further harm and create a sense of safety. This is not just with your partner, but friends and family as well.

4. Engage in Self-Care Activities - Prioritize activities that nurture your physical, emotional, and mental well-being, such as exercise, meditation, and spending time in nature.

5. Join a Support Group - Connecting with others who have a shared lived experience can provide validation, understanding, and a sense of belonging.

6. Journaling - Writing about your thoughts, feelings, and experiences can be a therapeutic way to process emotions and gain insight into your healing journey. It is also beneficial to do this as a 'mind dump' to keep rumination at bay.

7. Educate Yourself - Learn about the impact of betrayal trauma and explore resources on healing and recovery.

8. Practice Mindfulness - Cultivate present-moment awareness to manage overwhelming emotions and reduce anxiety. Ground yourself in what you are doing in the here and now.

9. Express Yourself Creatively - Engage in activities such as art, music, or dance to express overwhelming emotions and foster self-expression.

10. Challenge Negative Beliefs - Identify and challenge negative beliefs about yourself, relationships, and trust that may have developed as a result of the betrayal.

11. Cultivate Forgiveness - Explore forgiveness as a way to release resentment and find peace, recognizing that forgiveness is a process and may not happen immediately. This includes yourself as well as your partner.

12. Engage in Healthy Relationships - Surround yourself with supportive and understanding people who respect your boundaries and encourage your healing journey. Be discerning about whom you choose to share with.

13. Set Realistic Expectations - Be patient with yourself and recognize that healing is not linear, and there may be setbacks along the way. It takes time to process trauma and heal from PTSD.

14. Practice gratitude - Focus on aspects of your life that bring you joy and gratefulness, even amidst the pain of betrayal.

15. Connect with your Spirituality - Draw strength and comfort from your spiritual beliefs and practices, if applicable.

16. Engage in Activities You Enjoy - Participate in hobbies and activities that bring you pleasure and fulfilment, helping to restore a sense of joy and purpose.

17. Practice Relaxation Techniques - Incorporate relaxation techniques such as deep breathing, progressive muscle relaxation, or guided imagery to reduce stress and promote relaxation.

18. Seek Closure - Explore ways to find closure, whether through conversations, rituals, or symbolic gestures, to help facilitate the healing process.

19. Focus on Personal Growth - Use the experience of betrayal as an opportunity for self-reflection, growth, and transformation.

20. Celebrate Milestones - Acknowledge and celebrate your progress and achievements along your healing journey, no matter how small they may seem.

It's important to remember that healing from intimate betrayal trauma is a gradual and individualized process. What works for one person may not work for another. It's okay to seek professional help and support as needed, and to honour your unique journey towards healing and recovery.

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CONNECTING TO CREATE A VIBRANT COMMUNITY



With such a large team committed to working together and making Seton the best place to call home, it can be confusing to navigate who to connect with and how. See below on how to best connect with your community.

CITY OF CALGARY

- Maintenance of public spaces, (pathways, parks, ponds, streets, etc.)
- Tree care & replacement in public green spaces
- Snow removal on City streets
- Building, planning, and business
- Parks and recreation
- Taxes and property assessment
- Social programs and services
- Bylaws and public safety
- Calgary Fire Department
- Calgary Police Services
- Waste services
- Transportation
- Animal services

311 | calgary.ca

SETON HOA

- Operations of the future HOA facility & park
- Community programming & events
- Future maintenance of HOA owned land/amenities in community
- Future seasonal lights
- Community engagement
- Future enhanced landscape maintenance & snow removal in key public (City of Calgary) green spaces & pathways
- Automatic Membership - encumbrance registered on Seton Homeowner's title
- Not for profit organization

info@setonhoa.ca | seton-connect.com

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BROOKFIELD RESIDENTIAL

Communities Division

- Planning
- Underground services
- Road & sidewalk construction
- Park & green space construction & maintenance until turned over to City of Calgary (see map)
- Tree Planting
- Architectural controls
- HOA support

Homes Division

- Sales
- Construction
- Customer care

Commercial Division

- Planning
- Construction
- Leasing

info.calgary@brookfieldrp.com | (403) 231-8900

FUTURE SETON CA

- Celebrating community
- Community advocacy for
 - Schools
 - Safety
 - Urban planning
 - Community issues
 - Civic issues
- Recreational sports leagues
- Community programming (minor sports) & events
- Future development of allocated CA land
- Optional membership
- Not for profit organization

If you are interested in being involved with setting up the Seton Community Association, email info@setonhoa.ca

Community by
Brookfield Residential

Mahogany Gets a Stunning New Development!



Residents of Mahogany and surrounding areas have eagerly anticipated the arrival of a state-of-the-art Class 'A' self-storage facility, courtesy of Bluebird Self Storage. Situated by the serene Mahogany West Beach, this development redefines convenience and accessibility for locals.

Class 'A' self-storage is making waves in the market, offering unparalleled amenities and security features along with beautiful architecture and convenient placement in residential neighbourhoods. For Mahogany residents, this means quick access to top-notch storage, catering to all with efficiency and reliability. With reservation spots filling up quickly, there's a sense of urgency among residents to secure their storage space promptly. The impact of this revolutionary approach to storage is already evident in Bluebird Mahogany's twin site, Bluebird Buffalo Run. Located in another vibrant community, Bluebird Buffalo Run has shattered numerous storage records in Canada. The interest in Bluebird Buffalo Run underscores the growing demand for premium storage solutions that prioritize convenience, security, and customer experience.

125 Mahogany St SE

Bluebird Self-Storage

mahogany@bluebirdstorage.ca
(587) 818-6284
www.bluebirdstorage.ca



Great White Car Wash

info@mahoganywash.com
(587) 315-0900
www.greatwhitewash.com



But that's not all that's causing a buzz in the area. In the same building as the self-storage facility, a new addition is also catching the attention of car owners: the Great White Car Wash express tunnel. Spanning an impressive 140 feet, this cutting-edge car wash utilizes the latest technology, including closed-cell foam brushes and graphene wax, ensuring a superior clean and finish for vehicles. This mix of equipment and cleaning agents effectively eliminates the risk of micro-scratches from outdated brushes material while creating a powerful shield that helps to restore a vehicle's clearcoat, while also creating a powerful barrier against dirt, grime, UV rays, and debris!

What sets Great White Car Wash apart is its commitment to sustainability. As part of the WaterSavers program, they use less fresh water than traditional washing machines and reclaim 80% of the water they utilize, making them the most eco-friendly car wash in Canada. This aligns perfectly with the environmentally conscious ethos of the Mahogany community.

To celebrate its opening, Great White Car Wash is offering an exclusive lifetime **10% discount on any new unlimited membership until April 30th.**



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