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*Guarantee is being offered by Greater Property Group.
Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	25	59	25	\$548,800	\$555,000
May	25	62	36	\$441,950	\$433,950
April	25	53	32	\$498,900	\$491,950
March	25	37	23	\$469,900	\$461,500
February	25	22	34	\$442,350	\$435,000
January	25	47	15	\$424,900	\$414,900
December	24	19	23	\$474,900	\$470,000
November	24	29	22	\$533,400	\$533,400
October	24	40	25	\$399,900	\$395,000
September	24	25	20	\$484,950	\$471,750
August	24	33	19	\$445,000	\$440,000
July	24	32	11	\$426,000	\$422,972

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

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• We Follow the ADA Fee Guide

• We Accept All Insurances – Direct Billing Available

• All Federal & Provincial Programs Accepted



**Children's
Play Area**



**Family
Scheduling**



**Convenient
Hours**



**Weekend
Appointments**



**Tailored
Dental Care**



General Dentistry Essential care for healthy teeth and gums

- ♦ Exams & Cleanings (Adults & Kids)
- ♦ Fluoride Treatments
- ♦ Fillings
- ♦ Dental Emergencies
- ♦ Tooth Extractions
- ♦ Wisdom Tooth Extractions
- ♦ Night Guards (Grinding)
- ♦ Sports Mouth Guards

Children's Dentistry Gentle care made just for kids

- ♦ Kids' Dental Checkups & Cleanings
- ♦ Cavity Fillings
- ♦ Sealants
- ♦ Space Maintainers
- ♦ Habit Appliances
- ♦ Sports Mouth Guards
- ♦ Gentle Extractions

Cosmetic Dentistry Smile Makeovers, Made Simple

- ♦ Teeth Whitening
- ♦ Porcelain Veneers
- ♦ Dental Bonding
- ♦ Smile Makeovers
- ♦ Custom Tooth-Colored Restorations
- ♦ Inlays / Onlays (Tooth-Conserving Alternatives to Crowns)

Restorative Dentistry Repair, rebuild, and restore with care

- ♦ Dental Crowns & Bridges
- ♦ Full & Partial Dentures
- ♦ Biomimetic Restorations (Minimally Invasive)
- ♦ Root Canal Treatment
- ♦ Soft Tissue Laser Therapy
- ♦ Flexible Dentures

Clear Aligners

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 - ♦ Custom Treatment Plans
 - ♦ Discreet & Comfortable
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SCAN HERE TO VIEW ADDITIONAL SETON CONTENT

News, Events,
& More



Crime
Statistics



Real Estate
Statistics



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Seton Homeowners Association

BOARD OF DIRECTORS

Deb Glover	President - Brookfield Director
Karen Shopland	Secretary - Brookfield Director
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Steven Phan	Returning Director
Temí Bolaji	Returning Director
Christopher Williams	Returning Director
Andrew Picklyk	Returning Director
Esther Adeoye	Returning Director
Adeniyi Ogunwusi	Returning Director
Dana Kulchyski	New Director

board@setonhoa.ca

SETON HOA

Contact Info

Email: info@setonhoa.ca

Website: www.seton-connect.com

Facebook: www.facebook.com/setonyyc

Instagram: www.instagram.com/seton_yc/

The Seton Homeowners Association (SHOA) is professionally operated to oversee the operations, care, and maintenance of community assets. These include entry features, amenities, and the highly anticipated Seton HOA facility.



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Plumbing Services
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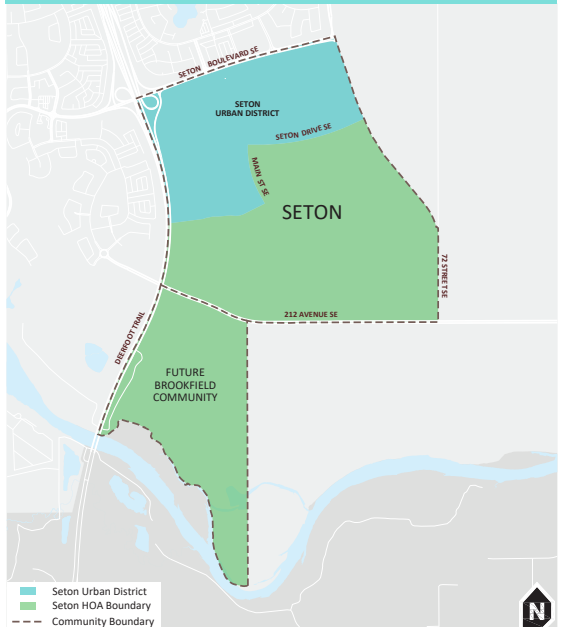


403-837-4023

info@officialplumbingheating.ca

official-plumbing-heating.ca

SETON HOA BOUNDARY MAP



All Things HOA

LOOKING FOR MORE
INFORMATION ABOUT...

Employment Opportunities

Facility and Park

Annual Encumbrance Fees

Facility Rentals

Programming

Events

General HOA Information



FOR INFORMATION ABOUT ALL THINGS RELATED TO THE
HOMEOWNERS ASSOCIATION PLEASE VISIT US AT

SETON-CONNECT.COM



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

[f @setonyc](#) | [@seton_yc](#)

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 joining the Seton Community Association, email seton.community@gmail.com

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Brookfield Residential

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Dr. Jake MacArthur,
Dr. Andrea Piccoli,
& Dr. Zahir Damji



SETON FAMILY
DENTAL CENTRE

DENTURIST

Souheil Khalil



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All services provided by general dentists


SETON FAMILY DENTAL CENTRE

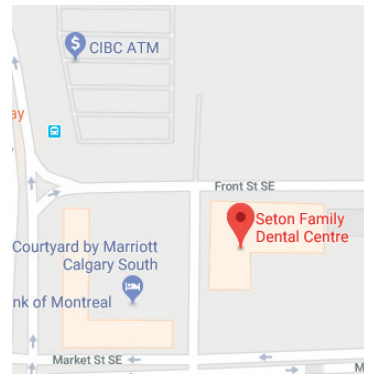
Contact

To book an appointment, please scan the QR code or contact us using the information below:

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 info@setonfamilydentalcentre.com

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Saturday

9am - 8pm
10am - 5pm



GAMES & PUZZLES

Guess the Musical!

1. The 1962 version of this modern-day Romeo and Juliet story received 10 Oscars.
2. This musical of a masked, disfigured virtuoso holds the record for the most performances on Broadway.
3. Jennifer Hudson won an Oscar for her role as Effie White in this movie also featuring Beyoncé.
4. Pop sensation Dame Oliva Newton-John starred in this 1950s-inspired musical comedy.
5. Canadian actor Ryan Gosling stars in this romantic musical.
6. This heartwarming movie is based on the real-life story of the Von Trapp family.



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ANSWERS!

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Lake Windermere

by Garth Paul Ukrainetz

Through the Valley of Columbia
Ribbon blue flows from her hair
To her west the Purcell Mountains
On her eastside Rockies flair

Lovely lake, a charming daughter
Princess Windermere her name
Children playing, laughing water
Cooling heatwave summer game

Golden sunrise, glowing sunset
Alpine peaks tiara high
Fair her mirror of the valley
Gazing midnight starry sky

Gentle waves from glistened water
Holding sunshine near and dear
Captivating is the feeling
Princess true, Lake Windermere

BRAIN
GAMES

SUDOKU

3		4	1					
			5		2	6		7
			9			4		
9			4				1	
6	5			1			7	4
	3				8			9
		9			5			
5		3	2		1			
					4	1		3

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Do you LIVE in or OWN a HOME in SETON?
Then, come and collaborate with us in making Seton
a Great place to Live and Work.

**Scan the QR Code below or
follow the link: <https://forms.gle/ohq4WZyCS2ejy3137>
to Join the Seton Community Association**



SETON Home Owners Association

- 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 – **for Home Owners ONLY**
- Not for profit organization

Vs

SETON Community Association

- Celebrating community
- Community advocacy for:
 - Schools,
 - Urban planning,
 - Civic issues, Safety and
 - Community issues
- Recreational sports leagues
- Community programming (minor sports) & events
- Future development of allocated CA land
- Optional membership - **for both Home Owners and Residents within Seton Urban District, Seton and the Future Brookfield Community**
- Not for profit organization

Seton CA Steering Committee



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Age-Friendly Calgary Essential Numbers for Seniors in Calgary

9-1-1

Emergency (24-Hour)

For EMERGENCY medical, fire, and police response. Call the non-emergency police line at **403-266-1234** to report an incident that is not an emergency.

8-1-1

Health Link (24-Hour)

Health advice (including dementia advice) from a registered nurse.

3-1-1

City of Calgary (24-Hour)

Information on all City of Calgary services.
www.calgary.ca.

2-1-1

Community Resources
(24-Hour)

Information and referrals for community and social services.
www.ab.211.ca.

403-SENIORS

(403-736-4677) The Way In

Information, advice, and help accessing programs and benefits for older adults.

403-266-HELP (403-266-4357) Distress Centre and SeniorConnect (24-Hour)

Crisis support and urgent social work response (including if you are concerned about a senior at risk in the community).

403-943-1500

Access Mental Health

Non-urgent advice on navigating the addiction and mental health system.

403-705-3250

Elder Abuse Resource Line
(24-Hour)

Confidential information and support, or to report a suspected case of elder abuse.

Telephone language interpretation service available on all lines.



HAMMERSPACE

Have you ever wondered how Tom can just pull a bat out of thin air to try to get Jerry with? Or where exactly Bugs Bunny keeps all his goodies that seem to just "appear." Funny enough, there is a name for this magical place where things pop out from. This imaginary extradimensional storage area is called hammerspace.

What Really Happens to Your Green Cart Waste?

by The City of Calgary Waste and Recycling Services



Food and yard waste collected through the Green Cart program is turned into nutrient-rich compost for use by farmers, gardeners, and landscapers.

If you don't separate your food scraps from your garbage it will end up buried in the landfill where it doesn't break down or turn into soil.

Separating your food scraps in your green bin makes a big difference.

Follow these tips for separating food scraps and using your green cart:

- Remove food from its packaging before putting it in your green cart.
- Use a kitchen pail or reuse any container with a lid (like an ice cream bucket) to store food scraps until you throw them in your green cart.
- You can control odours and keep your cart clean by using a certified compostable bag, paper bag, or newspaper liner in your kitchen pail.
- Use a small amount of baking soda in your kitchen pail to prevent odours.

Check calgary.ca/foodscraps for more tips to make your green bin a winner!

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The Family Care Clinic in Chaparral is now accepting new patients.

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WORD OF THE MONTH

Galumph: Verb (guh-LUMF)

To move in a noisy or awkward style.



They galumphed around the living room looking for Sara's phone.

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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.

ACTIVE SPORTS THERAPY: Looking for sports chiropractic, Active Release Therapy, physiotherapy, IMS, or massage in Seton? Our unified team of expert practitioners have one common goal – to help you achieve a higher standard of health, so you are able to do all the things in life that you love to do. Call us at 403-278-1405, or visit activesportstherapy.ca to book a free consultation.

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