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THE OFFICIAL SETON COMMUNITY NEWSLETTER





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www.womenscentrecalgary.org

info@womenscentrecalgary.org

403 264 1155

Hours of Operation:

Mon & Wed: 10 AM – 4:30 PM

Tues & Thurs: 11 AM – 7 PM

Friday: 9:30 AM – 12:30 PM

MICHAEL NEWTON & ASSOCIATES

HELPING FAMILIES THRIVE

SETON MARKET SNAPSHOT

BENCHMARK PRICES

DETACHED	SEMI-DETACHED	ROW / TOWNHOUSE	APARTMENT
$728,400	$570,000	$457,700	$325,800

More room for your family.
A smaller gap to get there.

The gap between a typical Seton townhouse and detached home is $18,200 smaller than a year ago.

Source: CREB, Pillar 9, 2026. Benchmark prices represent typical homes by property type and are not individual property valuations.

GRAVITY Realty Group **gravityrealtygroup.com**

What's your home worth? Scan here.



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Founder and Real Estate Advisor

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Seton Homeowners Association

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Christopher Williams	Returning Director
Esther Adeoye	Returning Director
Adeniyi Ogunwusi	Returning Director
Alessandro Coppeta	New Director
Tirth Trivedi	New Director

board@setonhoa.ca



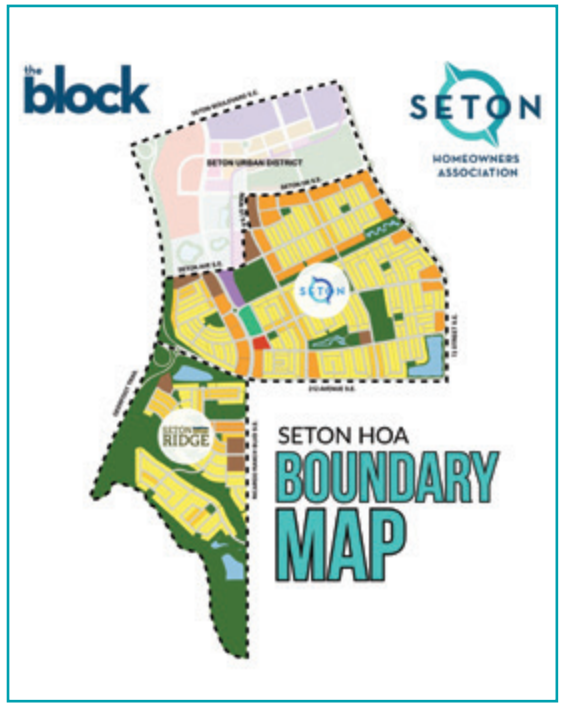
SETON HOA

Contact Info

Email: info@setonhoa.ca
Website: www.seton-connect.com
Facebook: www.facebook.com/setonyyc
Instagram: www.instagram.com/seton_yyc/

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 Seton HOA facility known as the Block.





the block | SETON HOMEOWNERS ASSOCIATION

Thank You for Attending the Annual General Meeting

The draft meeting minutes and Board of Directors list are available at

www.seton-connect.com



Holiday

HOLIDAY HOURS

DECEMBER 24	10AM - 5PM
DECEMBER 25	CLOSED
DECEMBER 26	10AM - 6PM
DECEMBER 31	10AM - 5PM
JANUARY 1	10AM - 6PM

HAPPY HOLIDAYS FROM THE BLOCK

SETON block

seton-connect.com

BRAIN GAMES SUDOKU

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

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Great News Media 2026 Readership Survey, 11,104 respondents.

CONNECTING TO CREATE A VIBRANT COMMUNITY

SETON

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 Block (facility and park)
- Community programming & events
- Maintenance of Seton HOA owned land/amenities in community
- Seasonal lights
- Community engagement
- 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

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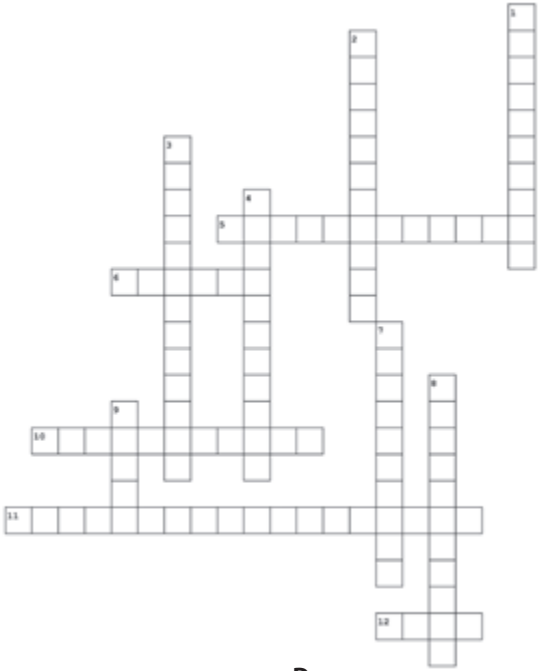
FUTURE SETON CA

- Celebrating community
- Community advocacy for
  - Schools
  - Urban planning
  - Civic issues
  - Safety
  - Community 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

Community by Brookfield Residential

December Crossword



Across

5. Warm, delicious, and served with whipped cream or marshmallows. This tasty treat is perfect after a long day in the cold.
6. In Spain, it is customary to eat this many grapes at midnight on New Year's Eve.
10. Popular during the winter, this spiced dessert is decorated with royal icing.
11. Founded in 1925, this dance company has put on the *Christmas Spectacular,* since 1933.
12. "Last Christmas I gave you my heart" are the lyrics to a Christmastime favourite, sung by this pop duo.

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

Down

1. Six-sided and infinitely complex, these ice crystals are the result of freezing rain.
2. This 2019 film directed by Greta Gerwig was released December 25, and had a star studded cast, including Saoirse Ronan, Florence Pugh, Emma Watson, and Timothee Chalamet.
3. Unlike hockey players, these athletes use their blades to perform jumps, spins, and lifts.
4. On December 10, every year, these awards are given for outstanding achievements in physics, chemistry, physiology or medicine, literature, and peace.
7. Born December 16, 1775, this author is known for her six famous novels, including 1813s *Pride and Prejudice*.
8. Seen in your local grocery store during the holiday season, these bright red plants are indigenous to Mexico.
9. Made from carved blocks of compacted snow; these shelters rely on the insulating properties of snow to keep dwellers warm.



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SETON COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
October	26	42	24	$412,500	$402,450
September	26	38	23	$399,000	$399,000
August	26	40	12	$388,950	$372,000
July	26	33	26	$529,000	$514,250
June	26	48	16	$428,450	$418,500
May	26	47	26	$427,500	$425,500
April	26	36	23	$420,000	$417,000
March	26	41	30	$439,736	$434,786
February	26	32	24	$424,450	$412,001
January	26	41	18	$449,950	$439,962
December	25	14	15	$481,900	$481,900
November	25	27	26	$512,400	$502,400

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

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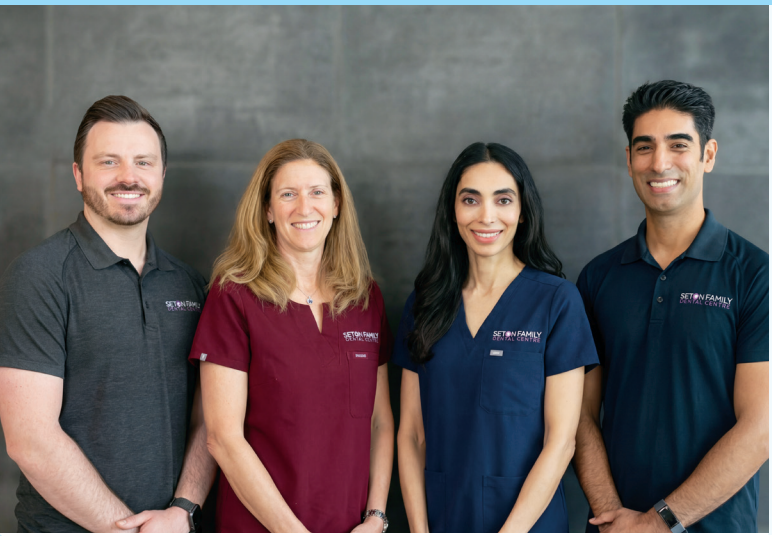

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Dr. Jake MacArthur,
Dr. Andrea Piccoli,
Dr. Zahra Walji,
& Dr. Zahir Damji

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DENTAL CENTRE

DENTURIST

Souheil Khalil



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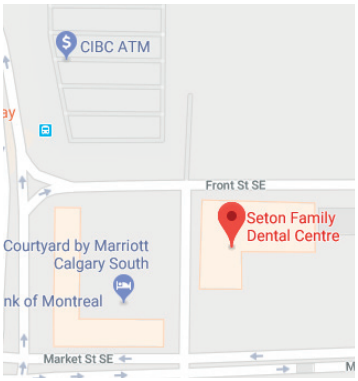

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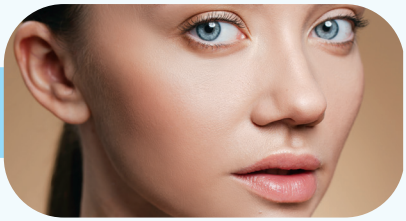



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COLOURING PAGE



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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

Cold Weather Safety



Emergency Health Services Alberta responds to cold weather emergencies each winter. You can reduce your risk of sustaining a cold weather emergency by taking a few precautions. Dress by wearing warm, insulating layers close to the body covered with wind and waterproof layers on the exterior—cover as much skin as possible. Carry an emergency roadside kit in your vehicle containing extra clothing, blankets, and emergency supplies and ensure your mobile phone is fully charged.

Frostnip

- Frost-nipped skin is extremely cold, but not yet frozen.
- It commonly affects the ears, nose, cheeks, fingers, and toes.
- The skin may look red and possibly feel numb to the touch.
- When treated promptly, frostnip usually heals without complication.
- Move to a warm environment and immediately, but gently, re-warm the affected area through skin-to-skin contact (i.e. hand covering tips of ears).

Frostbite

- Frostbite occurs when skin becomes so cold, the skin and underlying tissues freeze.
- Affected skin may look white and waxy and will feel hard to the touch.
- Move to a warm environment immediately and place the affected area in warm, not hot, water until fully re-warmed.
- Seek further medical attention as required.

Hypothermia

- Hypothermia is abnormally low body temperature, less than about 35°C (as compared to normal body temperature of about 37°C).
- Early hypothermia may manifest as profound shivering; moderate hypothermic patients may act inappropriately: stumbling, mumbling, and fumbling, as their body temperature continues to drop resulting in severe hypothermia (<30°C).
- Left untreated, severe hypothermia may progress to unconsciousness or death.
- Early recognition and prompt medical attention is key. Don't forget to protect yourself from the factors that originally lead to the patient's situation.
- Initiate gentle re-warming as quickly as possible. Remove any wet or constrictive clothing; cover with blankets or sleeping bags. Protect from further heat loss: eliminate contact with cold surfaces, and shield from wind and moisture.



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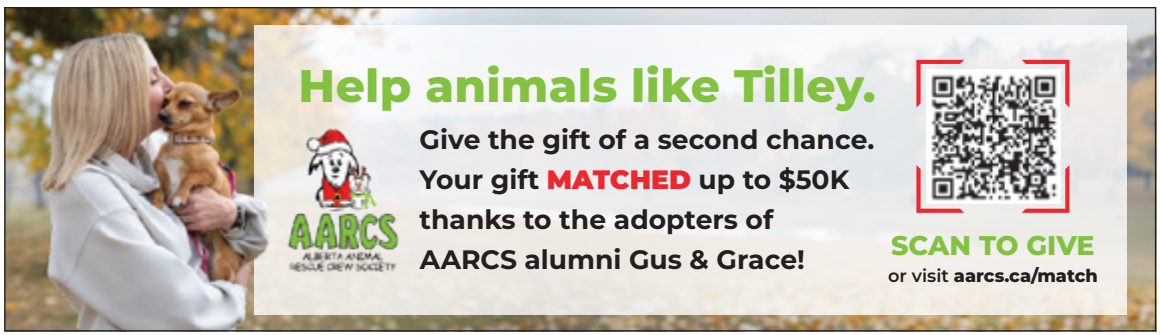
SCAN HERE TO VIEW ADDITIONAL SETON CONTENT

News, Events, & More	Crime Statistics	Real Estate Statistics



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The Nutcracker

In 1892 Tchaikovsky premiered his third ballet, "The Nutcracker" in Saint Petersburg, and while in recent times it is know globally and considered a Christmas tradition for many people, the ballet was not well-loved upon release. In fact, it did not gain popularity until closer to the 1950s when companies began performing it annually, marketing it as a Christmas feature.



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