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SETON COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
November	25	38	28	\$512,400	\$502,400
October	25	36	18	\$559,450	\$547,500
September	25	39	22	\$504,250	\$487,500
August	25	21	32	\$430,200	\$428,887
July	25	47	24	\$407,400	\$402,450
June	25	40	25	\$548,800	\$555,000
May	25	49	36	\$441,950	\$433,950
April	25	46	32	\$498,900	\$491,950
March	25	35	23	\$469,900	\$461,500
February	25	22	34	\$442,350	\$435,000
January	25	44	15	\$424,900	\$414,900
December	24	19	23	\$474,900	\$470,000

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

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403-956-3939 or wellness.shc@ahs.ca





Seton Homeowners Association

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SETON CONTENT

News, Events,
& More



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SETON HOA

Contact Info

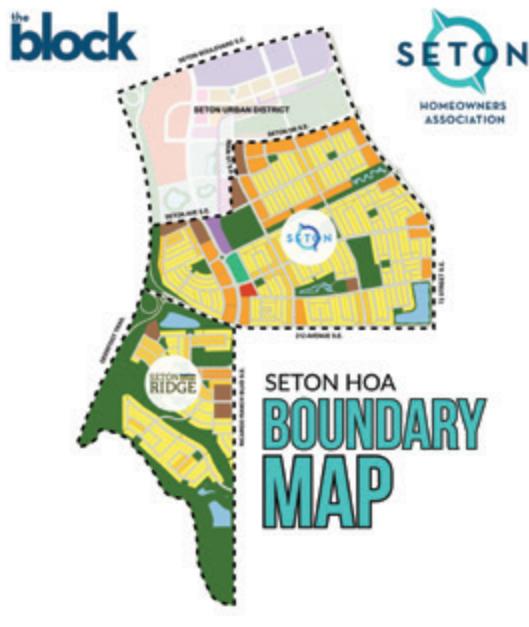
Email: info@setonhoa.ca

Website: www.seton-connect.com

Facebook: www.facebook.com/setonyyc

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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.



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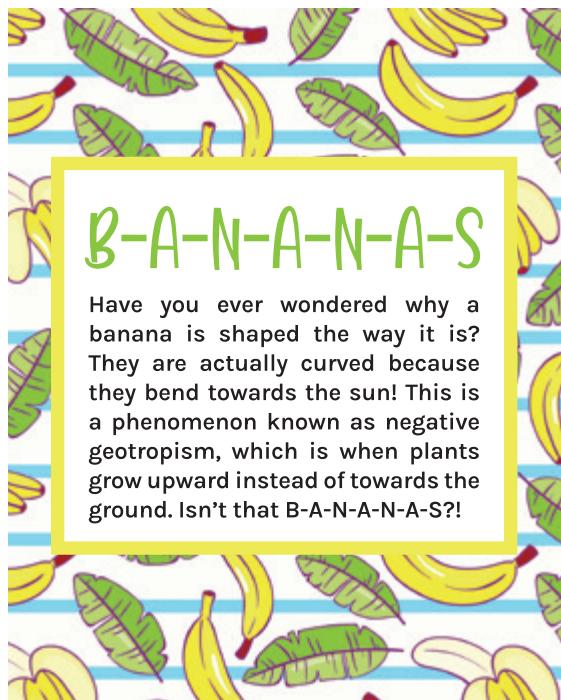
Winter Programs Are Here – Join the Fun at The Block!

The new year is the perfect time to try something new, stay active, and connect with your community. Seton HOA's Winter Programs offer a wide range of activities for all ages — from fitness and sports to arts, crafts, and educational programs — there's something for everyone to enjoy this season!

Whether your goal is to stay active, spark creativity, or support your child's learning, our programs are designed to provide fun, engaging, and safe opportunities for all participants. Highlights include:

- **Youth Programs:** Literacy and math support, Sportball, indoor soccer, and more
- **Family and Parent Programs:** Parent and Tot activities, arts and crafts, and seasonal workshops
- **Adult Programs:** Yoga, fitness, wellness workshops, and guided activities to help you start the year feeling refreshed

For more information, program descriptions, and to register, visit seton-connect.com.



B-A-N-A-N-A-S

Have you ever wondered why a banana is shaped the way it is? They are actually curved because they bend towards the sun! This is a phenomenon known as negative geotropism, which is when plants grow upward instead of towards the ground. Isn't that B-A-N-A-N-A-S?!



HOMEOWNERS
ASSOCIATION

the
block

WINTER PROGRAMS

REGISTRATION OPEN
TO ALL COMMUNITIES

PROGRAMS START
EARLY JANUARY



TO LEARN MORE OR REGISTER SCAN
ABOVE OR VISIT:
SETON-CONNECT.COM

Asian-Style Chicken Noodle Soup

by Jennifer Puri



A comfort food ideal for cold weather, variations of chicken soup can be found in cuisines around the world.

Chicken soup is typically made with chicken broth and can include pasta, noodles, rice, dumplings, barley, leeks, celery, onions, carrots, matzo balls, and potatoes.

In some cultures, chicken soup is believed to have healing properties and is served to the sick and the elderly. Chicken soup is filled with protein and vitamins which can help boost immunity.

Prep Time: 20 minutes

Cook Time: 25 minutes

Servings: 3 to 4

Ingredients:

- 1 lb boneless, skinless chicken breasts, cubed
- 2 green onions, finely sliced
- 3 heads of bok choy, quartered
- ½ red bell pepper, thinly sliced
- 2 carrots, thinly sliced
- 1 tsp. crushed garlic
- 2 tsp. crushed ginger
- 2 tsp. sodium reduced soya sauce
- 1 tbsp. olive oil
- 2 tbsp. rice vinegar

- 1 tsp. red chili flakes
- 6 cups sodium reduced chicken broth
- 1 cup water
- 4 oz. vermicelli noodles broken into thirds

Directions

1. Heat the olive oil in a large pot, add the green onion and sauté for a couple of minutes.
2. Next add ginger, garlic, and chicken cubes and stir until chicken is no longer pink, about 2 to 3 minutes.
3. Add carrots, bok choy, and red bell pepper, and sauté for a couple of minutes.
4. Lastly add soya sauce, fish sauce, red chili flakes, stock, and a cup of water, and bring to a boil. Reduce heat and simmer for about 12 minutes or until chicken is tender. Add the broken noodles to the pan and simmer until the noodles soften, approximately two minutes.
5. Serve soup with green onion cake if desired.

Bon Appétit!



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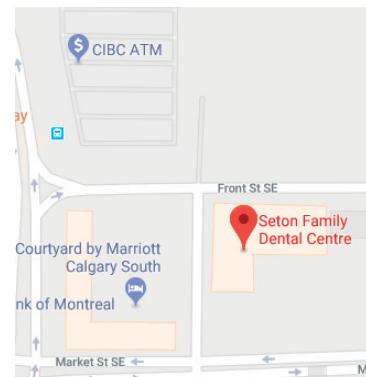
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Contact

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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 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

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

Homes Division

- Sales
- Construction
- Customer care

Commercial Division

- Planning
- Construction
- Leasing

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

Tobogganing/Sledding Safety

by Alberta Health Services



Emergency Health Services (EHS) – Alberta would like to remind parents and children about toboggan/sledding safety tips. Injuries may result from collisions with stationary objects on the hill, such as trees, poles, rocks, or even collisions with other people. Unprotected falls can also result in more serious injury if you lose control at high speeds. However, everyone can be safe on the hill by following these reminders.

Equipment

- Always ensure your toboggan, or sledding device, is in good repair. Inspect it for any damaged or missing parts before each use.
- Be certain the operator is fully capable of staying in control of the sled at all times.
- Wear a ski helmet designed for use in cold weather and high speeds.

Hazards

- Avoid hills that are too steep or icy.
- Choose hills free of all obstacles such as trees, rocks, utility poles, benches, or fences.
- Beware of loose scarves, or clothing containing drawstrings, which could present a strangulation hazard if they become caught or snagged.
- Look out for others. Move quickly to the side after finishing a run and stay to the side of the sliding path when walking up the hill.

- Children should be supervised by an adult; try not to toboggan alone.
- Sledding at night is not advised.

Plan Ahead

- Anticipate weather changes and plan accordingly.
- Wear warm, insulating layers closer to the body, and wind/waterproof layers on the outside.
- Consider bringing extra sets of gloves and toques to exchange wet garments for dry ones.
- Take breaks out of the cold to warm up.
- Even when properly protected from the elements, the fingertips, toes, ears, the tip of the nose, and other high points on the face such as the forehead and cheek bones can be affected by frostbite; therefore, attempt to cover up any exposed skin.
- If frostbite has occurred, treat it by first getting out of the cold environment, or at least sheltered from any wind chill.
- Gently warm the affected skin by placing a warm hand over it, or by placing the affected part in warm - not hot - water until rewarmed.

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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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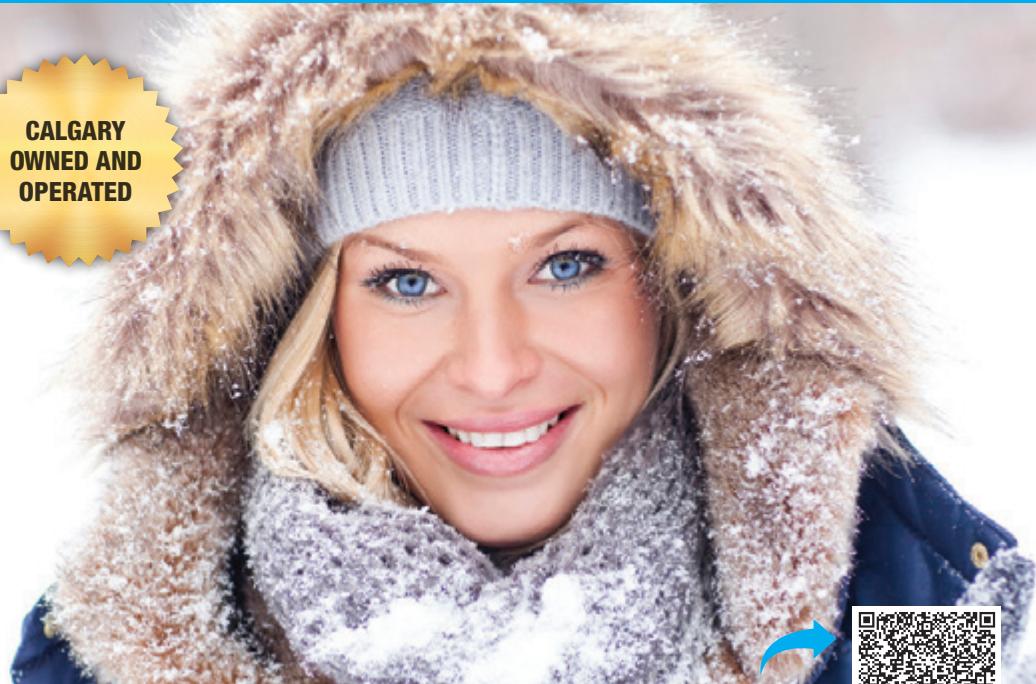
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