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SETON MARKET SNAPSHOT

BENCHMARK PRICES

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

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Michael Newton
Founder & Real Estate Advisor
587-800-3351

MICHAEL NEWTON & ASSOCIATES

*Not intended to solicit homeowners currently under contract with another brokerage.

Call 587-800-3351 to find your family's next home

A Flower to Remember

Red poppy seeds can remain dormant in the soil for years. During the First World War, artillery and trench warfare disturbed the earth along the Western Front, allowing poppies to bloom across the landscape. The sight inspired Canadian Lieutenant-Colonel John McCrae's 1915 poem "In Flanders Fields", helping the red poppy become an enduring symbol of remembrance.



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.

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Seton Homeowners Association

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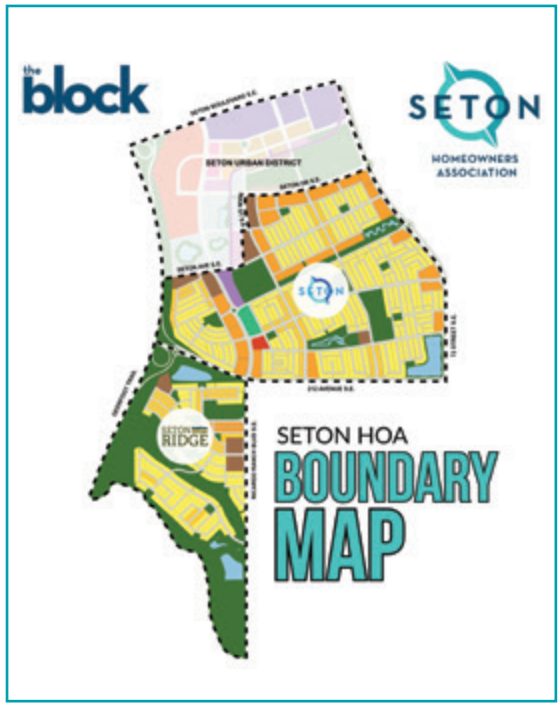
SETON HOA

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.





FALL PROGRAMMING GUIDE

PROGRAMS FOR ALL AGES AND INTERESTS!

LEARN • PLAY • GROW • TOGETHER



A FRENCH START
AGES 3–9



TALKING TOMMY
AGES 7–10



CURIOSITY VILLAGE
AGES 16 MONTHS–6 YEARS



INQUISITIVE MINDS
AGES 6–15



YOUNG REMBRANDTS
AGES 4–12



SPORTBALL BASKETBALL
AGES 4–12



SPORTBALL MULTISPORT
AGES 16 MONTHS–6 YEARS



BALL HOCKEY
AGES 7–10



YOUTH BADMINTON
AGES 6–14



PICKLEBALL
AGES 15+



PUDDLE OF MUD DANCE + BALLET
AGES 2–5



YOUTH BOLLYWOOD ZUMBA
AGES 7–14



ADULT BOLLYWOOD ZUMBA
AGES 15+



ADULT BADMINTON
AGES 15+



SOUND HEALING + WELLNESS
AGES 12+

the block



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AGES 15+

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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

@setonyyc | @seton_yyc

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
  - 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

Community Open House

SETON HOMEOWNERS ASSOCIATION

Meet Your Community

Tuesday, December 1st 6-8PM **The Block 99 Seton Rd**

Drop in, ask questions, share feedback and connect with your community. Everyone is welcome! No registration required



OUR COMMUNITY PARTNERS

SETON HOMEOWNERS ASSOCIATION

Brookfield Residential

Calgary

CALGARY POLICE SERVICE

SETON
HOMEOWNERS ASSOCIATION

Save the Date
Annual General Meeting

Wednesday, November 25 | 7:00 PM



Virtual Meeting

More information for property owners will be emailed or mailed the week of November 2nd

Registration is required

Visit www.seton-connect.com for more information

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- Teeth Whitening
- Sports Guards/Night Guards
- Single Visit Crowns

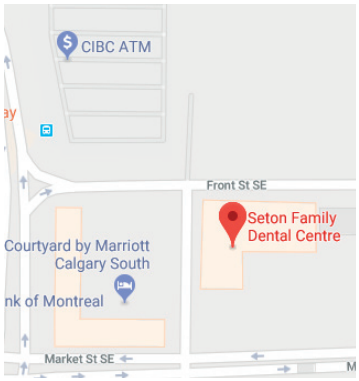
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Contact

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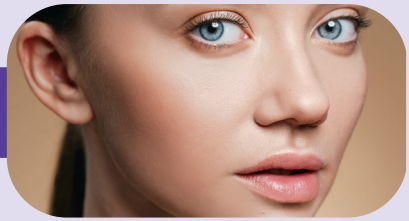


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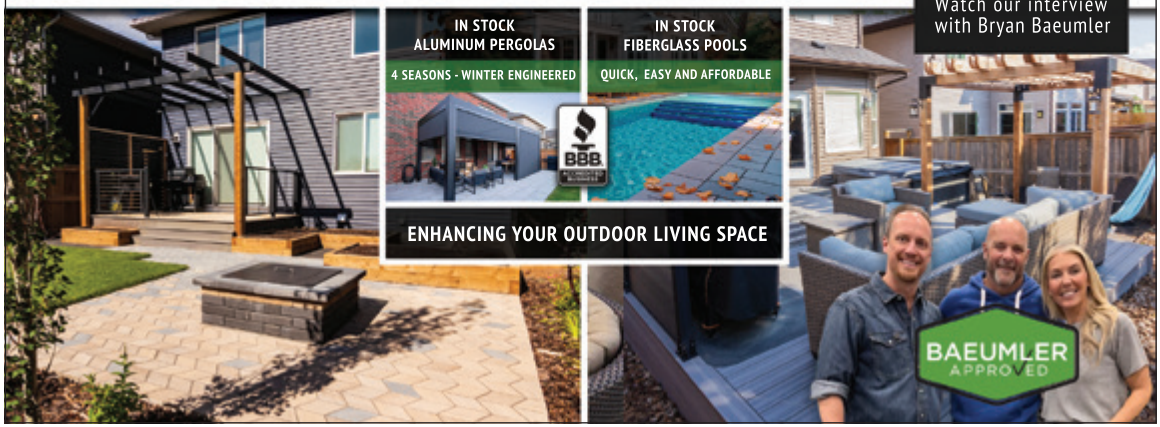
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Scan the QR Code below or follow the link: *https://forms.gle/ohq4WZyCS2ejy3137*

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

November Crossword



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

Across

6. Directed by Guillermo del Toro, this retelling of a famous novel was released November 7, 2025.

7. This warm yellow gemstone is said to prevent injury and bring strength. It is also November's birthstone.

8. Born November 10, 1989, this actor is most recently known for his role as Dr. Frank Langdon on *The Pitt*.

10. As a treat during the fall, this fruit is typically dipped in melted chocolate or caramel and then covered with various toppings.

11. In Greek mythology this man is cursed to push a boulder up a mountain for all eternity.

12. Born November 7, 1913, Albert ____ was the French philosopher who wrote *The Stranger* in1942.

Down

1. Good for tea and relaxation, these spidery flowers are the birth flower of November.

2. Remembrance Day is celebrated in Canada on what day of November?

3. Watch your French fries! Despite their oceanic nickname, these white and gray birds are found inmany parts of Alberta, including Calgary parking lots.

4. This Indian celebration known as the "Festival of Lights" happens between mid to late-October and mid-November.

5. Toni _____, born November 1, 1972, is an Australian actress who has been in an impressive collection of movies including, *"The Sixth Sense, Little Miss Sunshine, and Knives Out"*.

9. These small brown nuts come from oak trees and have a distinct cup shape.



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SETON COMMUNITY REAL ESTATE ACTIVITY

	Properties		Median Price	
	Listed	Sold	Listed	Sold
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
October 25	24	18	$559,450	$547,500

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

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News, Events, & More	Crime Statistics	Real Estate Statistics

Protect Your Household Water Line and Meter from Freezing



Every winter, some Calgarians will experience frozen water pipes, service lines, and water meters, resulting in a water outage. The City's Frozen Pipes Prevention Program works proactively with homes considered at higher risk due to factors such as location, depth, configuration of water pipes, and history of freezing. Recently we have noticed an increase in frozen pipes in homes that are typically at a lower risk, taking some of the steps below could have prevented household pipes from freezing.

Ways to Avoid Freezing Include:

- Keeping your thermostat at a minimum of 15°C, even if you're away from home.
- Eliminate any cold drafts in unheated areas where water supply lines are located. This can include basements, crawl spaces, attics, garages, and under bathroom and kitchen cabinets.
- Repair broken windows, check doors and insulate areas that allow cold exterior air to enter.
- Insulate your hot and cold-water pipes located in cold areas.
- Open interior doors and cabinets in cold areas to allow heat from the house to warm unprotected pipes.
- Turn off, disconnect, and drain the water line to outside faucets, garden hoses, pools, or decorative water features.
- If your hot water tank is in a maintenance room outside of your home, make sure the area is adequately heated.
- Regularly run water in your pipes through everyday use.

Visit calgary.ca/frozenpipes to learn more, including actions you can take if you suspect you have frozen pipes.

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