

SEPTEMBER 2023

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		Properties		Median Price	
		Listed	Sold	Listed	Sold
July	23	16	17	\$359,900	\$380,100
June	23	27	22	\$414,950	\$454,000
May	23	18	17	\$275,000	\$330,000
April	23	11	7	\$424,000	\$460,000
March	23	14	18	\$294,900	\$300,750
February	23	10	7	\$349,900	\$332,000
January	23	7	9	\$218,800	\$232,500
December	22	7	6	\$509,500	\$520,750
November	22	4	4	\$224,950	\$236,500
October	22	6	9	\$479,900	\$470,000
September	22	9	15	\$549,900	\$531,000
August	22	10	8	\$292,400	\$284,500

To view more detailed information that comprise the above  
MLS averages please visit [brae.mycalgary.com](http://brae.mycalgary.com)






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# BRAESIDE COMMUNITY ASSOCIATION

## Contacting The Braeside Community Association

Telephone: 403-253-4232 | Fax: 403-253-3528

Email: [operations@braesideyyc.ca](mailto:operations@braesideyyc.ca)

Mailing address: 11024 Braeside Dr SW, Calgary AB, T2W 6G5

We now have new office hours: Monday to Thursday from 9:30 am to 3:30 pm and Fridays by appointment. Board meetings are held every third Tuesday of the month in the Lower Hall Board Room. Meetings are open to all Braeside community members. If you have issues or concerns you would like to raise at a board meeting, please call our office or email us to be added to the agenda.

### EXECUTIVE

Board President	Jenny Mae Smith	<a href="mailto:president@braesideyyc.ca">president@braesideyyc.ca</a>
Vice President	Lindsey Higgins	<a href="mailto:vicepresident@braesideyyc.ca">vicepresident@braesideyyc.ca</a>
Treasurer	Tammy Strowbridge	<a href="mailto:treasurer@braesideyyc.ca">treasurer@braesideyyc.ca</a>
Secretary	Elsbeth MacPhee	<a href="mailto:secretary@braesideyyc.ca">secretary@braesideyyc.ca</a>

### Directors at Large

	Bill Dunning	<a href="mailto:bill@braesideyyc.ca">bill@braesideyyc.ca</a>
	Michele Maurette	<a href="mailto:michele@braesideyyc.ca">michele@braesideyyc.ca</a>
	Jennifer Burgess	<a href="mailto:jennifer@braesideyyc.ca">jennifer@braesideyyc.ca</a>
	Chris Mattock	<a href="mailto:chris@braesideyyc.ca">chris@braesideyyc.ca</a>

### Staff

Operations Manager	Kimberley Jordan	<a href="mailto:operations@braesideyyc.ca">operations@braesideyyc.ca</a>
Facility Maintenance Lead	James Richard	<a href="mailto:maintenance@braesideyyc.ca">maintenance@braesideyyc.ca</a>
Child Care	Louise Whitbread	<a href="mailto:childcare@braesideyyc.ca">childcare@braesideyyc.ca</a>

### Resource Team

Community Resource Officer	Trent Taylor	<a href="mailto:pol4739@calgarypolice.ca">pol4739@calgarypolice.ca</a>
NPC (Neighbourhood Partner Coordinator)	Jenna Findlater	<a href="mailto:jenna.findlater@calgary.ca">jenna.findlater@calgary.ca</a>
Ward 11 City Councillor	Kourtney Penner	<a href="mailto:ward11@calgary.ca">ward11@calgary.ca</a>

**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.

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

## The Braeside Bulletin

The Braeside Bulletin is published by Great News Media in partnership with the Braeside Community Association and delivered to all homes in Braeside. Articles can be submitted to [operations@braesideyyc.ca](mailto:operations@braesideyyc.ca). Submission deadlines are the first of every month for inclusion in the following months publication. Space limitations may prevent some material from being published. Editing may be required.

While we make every effort to ensure the information published is correct, we are not responsible for any omissions or errors.

Opinions expressed within these articles, reports, or submissions are the author's and should not be considered as reflecting those of the editor or Community Association.

To place advertising in the Braeside Bulletin, contact Great News Media at 403-720-0762 or [sales@greatnewsmedia.ca](mailto:sales@greatnewsmedia.ca).

"The Braeside Community Association is committed to representing the community with honesty and integrity, working towards common values and goals."

We are currently working on a new website! Watch next month's Bulletin for more information. Follow us on Facebook at Braeside Community Association.

NEW OFFICE HOURS!  
*We Are*  
**OPEN**  
Mon-Thurs 9:30am-3:30pm  
Friday, Sat & Sun by Appointment  
**Braeside Community Association**  
11024 Braeside DR SW  
Calgary AB T2W 6G5  
403.253.4232

# BRAESIDE C.A. PICNIC IN THE PARKING LOT

**BACK TO SCHOOL  
BASH**



FRIDAY 15 SEPTEMBER, 2023  
5:00 PM – 8:00 PM

**Food Trucks and Fun at the  
Braeside Community Association**

*Featuring the Braeside Bucket  
Challenge!*

 11024 BRAESIDE DR SW



**Good Food Box**

Order by **Pick up** • (20-25lbs) Small - \$30  
 Sept 12th **Sept 20th** • (25-30 lbs) Medium - \$35  
 • (40-45lbs) Large - \$40

Email: [gfb@braesideyyc.ca](mailto:gfb@braesideyyc.ca)

**Good Food Box Program Now in Braeside!**

The Good Food Box is a program offering Calgarians sustainable and nutritious boxes of fruits and vegetables. The Braeside Community Association is now a depot for the Good Food Box program! Boxes are lovingly assembled by volunteers who along with The Community Kitchen desire to see all individuals and families accessing nutritious fruits and vegetables. Good Food Boxes are ordered monthly and contain seasonal fruits and vegetables. Each box will vary. Good Food Boxes are for everyone!! Boxes can be purchased by emailing: [gfb@braesideyyc.ca](mailto:gfb@braesideyyc.ca).

- (20 to 25lbs) Small - \$30
- (25 to 30lbs) Medium - \$35
- (40 to 45lbs) Large - \$40

September orders must be placed by September 12 and picked up September 20 at the Braeside Community Association (11024 Braeside DR SW) between 5:00 and 7:00 pm.

**Joke of the Month**

Why did the scarecrow win an award?  
 Because she was outstanding in her field.

PROTECTING FAMILIES

PROTECTING FAMILIES

**PROTECTING**

**IS YOUR WILL UP TO DATE?  
 DO YOU HAVE AN ENDURING  
 POWER OF ATTORNEY?  
 DO YOU HAVE A  
 PERSONAL DIRECTIVE?**

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✓ House calls    ✓ Reasonable fees

Location: Palliser

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**FAMILIES**

**KARATE**

[www.acku.org](http://www.acku.org)

**Thursdays**

Beginners  
 6:15 pm - 6:45 pm

Colour Belts (ages 7 and up)  
 7:00 pm - 8:00 pm

Train karate at any of our clubs

**Braeside Community Center**  
 11024 Braeside Drive SW

FOLLOW US ON

**ALL CANADIAN KARATE UNION**  
**403-232-0228**




## VOLUNTEERS NEEDED!

BRAESIDERS WE NEED YOUR HELP!

- Neighbour Day
- Litter pick ups'
- Stampede BBQ
- Casinos
- Book Sales
- Rink Committee

Can you help? Please email [operations@braasideyyc.ca](mailto:operations@braasideyyc.ca)

Great communities have great volunteers



Braeside Community

# BOOK NOOK

11024 Braeside DR SW

ALL BOOKS \$1

Open  
9:30am-11:30am  
&  
1-2pm  
Mon-Thurs

## THE FIRST CANADIAN SATELLITE

On September 29, 1962, Canada became the third country (after the Soviet Union and U.S.) to launch a satellite into space. Named after a popular French song, Alouette-1 was sent to study the ionosphere. It exceeded its expected lifespan of one year, remaining operational for 10 years, and sent millions of groundbreaking data back to Earth.



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# OPEN HOUSE



**OCTOBER 14, 2023**  
10 am – 2 pm

visitus@stmu.ca

- Biology
- Education
- English
- History
- General Studies
- Liberal Studies
- Open Studies
- Psychology
- Social Justice & Catholic Studies
- Entrepreneurship & Social Responsibility

## HALL RENTALS

# BRAESIDE COMMUNITY ASSOCIATION



Contact us  
403-253-4232  
operations@braesideyye.ca

Upper hall accommodates up to 240 people

Lower hall accommodates 100 classroom style

Board room seating up to 12

11024 Braeside DR SW

- Birthdays
- Retirements
- Celebrations of Life
- AGMS
- Family Reunions
- and more



## GAMES & PUZZLES

### Guess That Animal!

1. Male \_\_\_\_\_ are the only creatures in the animal kingdom to undergo pregnancy and give birth.
2. This tree-hugging marsupial's fingerprints are almost indistinguishable from humans', which has confused some forensic crime scene investigators.
3. This monogamous species mates for life and courts one another by gifting each other pebbles.
4. This large rodent is one of the friendliest in the animal kingdom and has been known to befriend crocodiles, monkeys, dogs, and even humans!
5. The \_\_\_\_\_ is the only mammal that can truly fly and not simply glide.
6. \_\_\_\_\_ are the only venomous primates; their armpits secrete venom that they lick to coat their teeth before attacking and biting.



SCAN THE QR CODE FOR THE ANSWERS!

## SCAN HERE TO VIEW ADDITIONAL BRAESIDE CONTENT

News, Events,  
& More



Crime  
Statistics



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Statistics



## Now Open!

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Give girls the confidence they need to be their true selves.  
**Volunteer as a Guider today at [girlguides.ca/volunteer](https://girlguides.ca/volunteer)**



**Name of Unit:** TBD

**Meeting Time:** Monday, Tuesday, Wednesday 6:30- 7:30/8:00/8:30

**Location:** PBP, Oakridge, Cedarbrae, Woodlands, Woodbine

**Contact Info:** email: [anysilverbirchdistrict@girlguides.ca](mailto:anysilverbirchdistrict@girlguides.ca)

**Girl  Guides**

# Braeside Community Membership Application

Valid September 1, 2023 – August 31, 2024

Family Information: \_\_\_\_\_

Children (First & Last Name) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

**Membership Type Available:** (Please indicate which membership type you are purchasing)

<input type="checkbox"/> \$25.00 – Family Membership	Up to 2 adults with or without children
<input type="checkbox"/> \$15.00 – Senior Membership	Up to 2 adults over 55
<input type="checkbox"/> \$25.00 – Business Member	

## Payment Options

- 1) **Submit completed form with cash or cheque to :11024 Braeside Dr SW, Calgary, T2W 6G5 PLEASE NOTE:**  
There is a \$15.00 charge for all NSF cheques
- 2) **Online banking** (e-transfer payment) is accepted at (email): [braecom@telusplanet.net](mailto:braecom@telusplanet.net)

**Membership cards will be mailed to you. Please ensure mailing information is complete and accurate**

The Braeside Community Association holds Community Events and Activities each year with the help of many volunteers. We need your help. **PLEASE SELECT ONE**

<input type="checkbox"/> Board or Committee Member	<input type="checkbox"/> Parade of garage sales	<input type="checkbox"/> Stampede Breakfast	<input type="checkbox"/> Garden
<input type="checkbox"/> Events	<input type="checkbox"/> Community Clean Up	<input type="checkbox"/> Rink Maintenance	<input type="checkbox"/> Casino

### Important – Privacy Legislation Community Association Members/ Residents:

The Personal Information Act became law in Alberta on January 1, 2004.

*I understand that my personal information will be kept **CONFIDENTIAL** by the Braeside Community Association. I acknowledge that my person information may be used/ disclosed **ONLY** in certain circumstances to establish, administer and maintain BCA membership lists, programs/sports registrations, government reporting, emergency contracts, or legal and regulatory requirements. I hereby consent to such use and disclosure for these limited purposes until such time as I may revoke my consent in writing.*

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

**THANK YOU FOR YOUR SUPPORT!**

Membership Number (assigned by Community Office): \_\_\_\_\_ Date Card(s) Mailed: \_\_\_\_\_

# TIME TO RENEW YOUR BRAESIDE COMMUNITY ASSOCIATION

MEMBERSHIPS  
EXPIRE AUG 31/23



*Time to get  
your 2023-2024  
Membership*

## Membership Information

Are you a BCA member? Your community contribution means a lot!

### Just where does your contribution go and what are the benefits?

- Ice rink operation and maintenance
- Building maintenance
- BCA programs and services
- Community events such as the Stampede Breakfast, Trunk Sale, Halloween Howl, and the Winter Festival Bake and Book Sale
- Event attendance at no charge
- Hall and rink rental discounts
- Upcoming discounts with local businesses!

### Cost:

- Family memberships are \$25
- Seniors memberships are \$15
- Business memberships are \$25

\*BCA members can vote at our AGM.

Thank you for supporting the Braeside Community Association!

## Programs and Services at the BCA

### Tuesday

#### Seniors' Fitness

9:30 to 10:30 am

Upper Hall

\$4 drop-in for members

(Senior membership required. Cost is \$15)

### Wednesday

#### Fung Lok Kok Taoist Tai Chi

10:00 to 11:00 am

Upper Hall

### Thursday

#### Seniors' Fitness

9:30 to 10:30 am

Upper Hall

\$4 drop-in for members

(Senior membership required. Cost is \$15)

### ACKU Karate Beginners

6:15 to 6:45 pm

Upper Hall

### ACKU Karate Colour Belts

7:00 to 8:00 pm

Upper Hall (Ages 7+)

ACKU Karate offers \$35 yearly membership, \$59 per month, or \$99 per family (2+).



## Nature's Ottoman

Capybaras, the largest rodents on Earth, are one of the friendliest creatures in the animal world. They're referred to as "nature's ottomans" because they'll allow birds, monkeys, rabbits, and other small critters to cuddle with them or hitch a ride on their backs. Capybaras will even befriend crocodiles and ride on their backs!

UNTIL SEPTEMBER 30

**\$100,000**  
**OR A 2023 CORVETTE**



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OCTOBER 6, 2023 AT 8PM

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THURSDAY, AUGUST 31, 2023 - 7PM  
SATURDAY, SEPTEMBER 30, 2023 - 7PM



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**Charles Gulley, DD, F.C.A.D.**  
Denturist, Denture Specialist

# 10 Signs That You May Be Suffering from Anxiety

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



Feeling anxious at times is completely normal. However, unchecked it can become maladaptive and cause distress in our daily lives. How can we tell if our feelings of anxiousness have crossed over into a disorder? Sometimes it's not easy, as anxiety can show up in many different forms such as phobias, social anxiety, and panic attacks.

You may be suffering from unchecked anxiety if you experience any of the following on a regular basis.

- 1. Perfectionism.** Putting expectations on yourself that are not realistic to meet, setting yourself up to fail or not even starting a task due to fear of failure.
- 2. Compulsive Behaviour.** Repeated behaviours like checking locks and washing your hands, overindulging in mood altering substances to relax, or experiencing constant intrusive thoughts.
- 3. Self-Doubt.** Constant negative thoughts or talk that is negative about yourself.
- 4. Muscle Tension.** May cause discomfort around the neck and shoulder area, leading to ongoing headaches and other physical problems.
- 5. Chronic Indigestion.** Trouble enjoying meals because of chronic indigestions and stomach issues.
- 6. Self Consciousness.** Frequent worry about how you present yourself to others in terms of appearance, speech, and mannerisms.
- 7. Panic and Flashbacks.** Feelings of doom and extreme worry that may cause shortness of breath, dizziness, and nausea. This may include flashes of something traumatic from your past.
- 8. Irrational Fears.** Frequent thoughts that are causing fear and discomfort about certain situations. These thoughts lead you to equate those experiences with feelings of dread and worry resulting in self-limiting behaviour.
- 9. Sleep Problems.** Trouble falling asleep or staying asleep, with frequent thoughts related to worry waking you up.
- 10. Excessive Worry.** Difficulty focusing due to intrusive thoughts and frequent worry. This may lead to nervousness, the inability to focus, and feelings of panic.

If any of these symptoms describe how you feel on a regular basis, please seek professional guidance from a psychologist for a formal diagnosis. Cognitive Behavioural Therapy (CBT) is generally the first step and the gold standard for anxiety management. Additionally, your psychologist can help you decide if seeking medical/ pharmaceutical intervention from your doctor may also be necessary.

# DID YOU KNOW?



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- Verifiably Calgary's best soccer program with more resources and pathways to pro-am leagues for boys and girls.
- 8 Canadian National Youth Championships won.
- Foothills WFC is the highest level of women's soccer in Canada and 2022 UWS Western Conference Champions.
- One of two founding franchises for the Project 8 women's professional league launching in 2025.

**INDOOR 2023/2024 REGISTRATION:** Program details and online registration available **AUGUST 15<sup>TH</sup> TO SEPTEMBER 30<sup>TH</sup>** at [www.gofoothills.ca](http://www.gofoothills.ca)

[www.kilbco.com](http://www.kilbco.com)

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403.251.2101 mycedarbrae.ca

**FREE**

# CEDARBRAE COMMUNITY CLEANUP

SEPT 10 9 AM - 2 PM

HOUSEHOLD WASTE ~ HOME ELECTRONICS  
~ GENTLY USED HOUSEHOLD ITEMS ~  
APPLIANCES ~ METALS ~ TIRES & BATTERIES

NOT ACCEPTING: CHEMICALS ~ PROPANE TANKS  
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**Volunteers needed! Please contact Shelley**  
**403.650.6100**

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CLEAN-UPS  
IN THE CITY OF CALGARY!



## Dementia Advice Line Connects Albertans to Care

from Alberta Health Services



Individuals living with dementia, and their caregivers, can now be connected directly to a specialized dementia nurse through Health Link 811 as part of

changes to the dementia advice line. This will better connect caregivers and those with dementia, including Alzheimer's, to timely advice and care.

Between 8:00 am and 8:00 pm daily, Albertans can call Health Link at 811 and press the option to speak to a nurse specializing in dementia. They will answer your call, go through an assessment, and provide advice and resources for your immediate concerns. Previously, callers needed to speak to a Health Link nurse, get a referral, and then receive a response within 72 hours from a dementia nurse.

After hours, Health Link staff will assess your needs and provide advice for your immediate concerns. When needed, you will be referred to a specialized dementia nurse for additional advice.

The dementia nurse, who has extensive training and experience in seniors' health, will be able to provide an in-depth assessment to gain an understanding of each situation. The dementia nurse will provide support and advice to patients and caregivers and can connect callers to services available in their community.

Currently, about 40,000 Albertans are living with dementia, a syndrome that affects memory, thinking, orientation, judgment, and the ability to carry out daily activities.

The number of dementia cases is expected to more than double in Alberta as the baby boom generation moves into older age. By 2038, it is estimated that about one in 10 Albertans over the age of 65, and nearly half over age 90, will be living with dementia.

For more information, call 811 or visit our website.

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 www.appledentalgroup.ca

\*A New Patient is defined as anyone who is coming to this clinic for the first time. A New Patient Exam is a Comprehensive Dental Examination by a General Dentist which does not include X-Rays or Dental Hygiene.

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**BRAESIDE MORTGAGE BROKER:** Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

**CALGARY MAT & LINEN:** Get high-quality mat and linen services with pick-up and drop-off from Calgary Mat & Linen! We offer expert rental and cleaning for hospitality and healthcare industries. Contact us at 403-279-5554 or visit <https://calgarymatandlinen.com/> to learn more and get a quote. We are located in SE Calgary.

**LANDSCAPING & WINDOW CLEANING:** Weekly yard care starting at \$39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at \$109; interior or exterior. Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured. WCB. 403-265-4769 | YardBustersLandscaping.com.

**PLUMBING PARAMEDICS:** Your community plumbing and furnace experts! Licensed, insured, and fully guaranteed! Specializing in residential plumbing and furnace repairs. BBB accredited. Call today to experience our world class service! 587-205-6657.

**AFFORDABLE DENTAL CARE MINUTES FROM BRAESIDE!** Cut through the noise. Message received loud and clear! We follow Blue Cross and all dental insurance fees. No surprises. No fluff, no frills! Direct billing; instant tax receipts, too! Independent establishment for over 33 years! Call today at 403-287-6453 or 403-272-7272, or visit CalgaryDentalCenters.com. Save money, smile, be happy!

**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](http://www.communitymediation.ca), 403-269-2707.

**CROWN RENOVATIONS:** Beautiful kitchens, bathrooms, and basements at affordable prices. Over 30 years' experience in quality renovations. Full service custom cabinetry. Local, licensed, bonded, and insured. Free in-house estimates. Visits to former clients can be arranged. Full house renovations. Check out our latest before and after renovation at [www.crownrenovations.com](http://www.crownrenovations.com). Call Bill at 403-819-8588 or email crownreno@shaw.ca.

**JEFFREY ELECTRIC:** Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates. [www.cejelectric.com](http://www.cejelectric.com) or call Clayton at 403-970-5441.

**GUTTER DOCTOR:** Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, and heat cables. Local business for over 20 years with more than 50,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! [www.gutterdoctor.ca](http://www.gutterdoctor.ca), 403-714-0711.

**PR HANDYMAN:** All exterior repairs and renovations: fences, decks, railings, stairs, sheds, garages. Prep/place/repair all styles of concrete/parging. All interior repairs/renovations: drywall, paint, plumbing. Kitchen and bathroom renovations, basement renovations. No job too small! Seniors' discount. Fully-insured. Sheldon, 403-975-5562.

# BRAESIDE COMMUNITY ASSOCIATION



## BOO'S & BREWS

Family Fun Halloween Party  
Costume Contest, Haunted House,  
Games, Treats and more!

Free Entry for registered Members  
\$5 for non members

Oct 28th 2023  
6-9pm



# Oakridge Crossing DENTAL

**Boost your confidence.  
Show off a new, radiant smile.  
Keep smiling!**

**Complimentary teeth whitening to new patients  
with their initial dental exam and hygiene!  
Some restrictions may apply.**

**CALL TODAY ☎ 403-475-9800**

**125 Oakmoor Plaza SW  
Unit 210, Calgary, AB T2V 4R9**

**info@oakridgecrossingdental.ca  
www.oakridgecrossingdental.ca**



**SCAN TO BOOK  
AN APPOINTMENT**



**Dr. Claudiu Corbea**  
*Dentist-DDS*

**Dr. Mark Spackman**  
*Dentist-DDS*

**Dr. Daniel Kulevski**  
*Dentist-DDS*

## OFFICE HOURS

Monday 7:30 AM to 3:30 PM  
Tuesday 7:30 AM to 7 PM  
Wednesday 7:30 AM to 7 PM  
Thursday 7:30 AM to 3:30 PM  
Friday 7:30 AM to 3 PM  
Saturday\* 9 AM to 3 PM  
Sunday CLOSED

\*Open two Saturdays per month



THE  
**HOME HUNTERS**  
REAL ESTATE GROUP

📞 403-460-2211

✉️ [INFO@THEHOMEHUNTERS.COM](mailto:INFO@THEHOMEHUNTERS.COM)

🌐 [WWW.THEHOMEHUNTERS.COM](http://WWW.THEHOMEHUNTERS.COM)

## BRAESIDE BEAUTY - 52 BRAZEAU CR SW



First time offered to market. Well maintained 1200 sq. ft. bungalow. Brick exterior, gleaming hardwood floors – great potential to renovate & personalize. Walk to Braeside Elementary & community, steps to off-leash, 5 min to transit, SLC, and the new Costco! A great investment in lifestyle & real estate!!

### BRAESIDE MARKET STATISTICS 2023 Y-T-D

#### Single Family Homes:

6 active listings – average list price \$652,283 with 23 days on market  
35 sold listings since Jan 1, 2023 – average sale price \$592,967 with 15 DOM

#### Condos/Townhouses/Attached:

0 active listings  
52 sold listings since Jan 1, 2023 – average sale price \$300,449 with 15 DOM

#### Apartments:

1 active listing – list price \$209,888  
11 sales since Jan 1, 2023 – average sale price \$189,543 with 26 DOM



(Statistics based on CREB MLS System listings on August 1, 2023)

## HOUSES WANTED IN BRAESIDE!

We are currently working with qualified buyers who are specifically looking to buy homes in Braeside. If you are considering selling your home in 2023, it could be beneficial for you to contact us. Free evaluation with no pressure to list your property, but it is an excellent time to sell. There is renewed activity in the community and 2023 promises to be a busy market for both listings and sales. We are only a phone call away!



**YOUR BRAESIDE RESIDENT SPECIALISTS FOR 37+ YEARS!**

**CONTACT THE HOME HUNTERS REAL ESTATE GROUP AT 403-460-2211  
EMAIL US AT [INFO@THEHOMEHUNTERS.COM](mailto:INFO@THEHOMEHUNTERS.COM)**