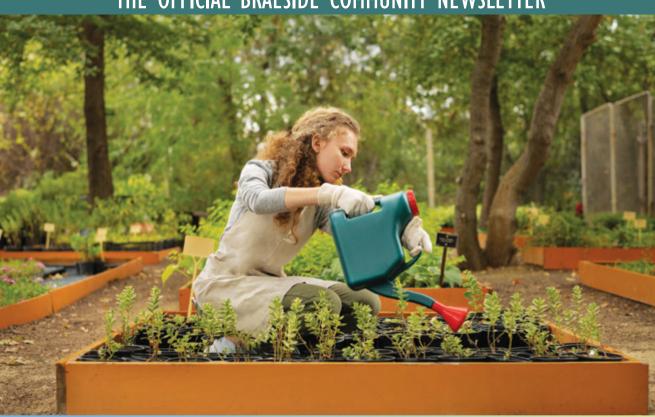
BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER





TARGET BY COMMUNITY

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SYMMETRY DENTAL



EXCEPTIONAL FAMILY &
COSMETIC DENTISTRY IN CALGARY

SCAN TO BOOK
AN APPOINTMENT





- Dental exams & cleaning
 - Family dentistry
 - Pediatric dentistry
- Restorative dental care
 - Root canals
 - Dental implants
- Emergency dental care



- Sleep apnea treament
 - Invisalign
 - Wisdom Teeth
 - Periodontics
- Conscious sedatives
 & dental anxiety



- Veneers
- Teeth Whitening

#150, 10601 Southport Road SW Calgary, AB T2W 3M6 (403) 271-2661 info@symmetrydental.ca

Hours of Operation

Monday: 8AM - 3PM
Tuesday: 8AM - 3PM
Wednesday: 8AM - 7PM
Thursday: 8AM - 3PM
Friday: 8AM - 3PM
Saturday: 8AM - 2PM





BRAESIDE COMMUNITY REAL ESTATE ACTIVITY

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our Innovative Consumer Programs

Virtual Tours
Guaranteed Sale Program*
Trade Up Program*
Blanket Home Warranty Program*
Accepting Crypto Currency

Call us to help you navigate through the changing real estate world

Call or Text 403-606-8888 Email len@lentwong.com

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

		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	24	16	10	\$494,900	\$488,750
January	24	8	6	\$577,450	\$582,500
December	23	3	7	\$389,900	\$399,900
November	23	9	5	\$580,000	\$615,000
October	23	10	13	\$419,900	\$422,000
September	23	14	14	\$337,450	\$334,500
August	23	15	15	\$499,900	\$479,250
July	23	14	18	\$342,450	\$357,550
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

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

BRAESIDE COMMUNITY ASSOCIATION

Contacting The Braeside Community Association

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

Email: 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.

President Jennifer Smith president@braesideyyc.ca Vice President Vacant vicepresident@braesideyyc.ca Secretary and Elsbeth MacPhee secretary@braesideyyc.ca Community Programs Treasurer Vacant treasurer@braesideycc.ca Engagement and Bill Dunning bill@braesideyyc.ca Outreach Parks and Michele Maurette Green Spaces
Vice President Vacant vicepresident@braesideyyc.ca Secretary and Elsbeth MacPhee secretary@braesideyyc.ca Community Programs Treasurer Vacant treasurer@braesideycc.ca Engagement and Bill Dunning bill@braesideyyc.ca Outreach Parks and Michele Maurette Green Spaces Vicepresident@braesideyyc.ca secretary@braesideyyc.ca bill@braesideyyc.ca parks@braesideyyc.ca
Secretary and Community Programs Treasurer Vacant treasurer@braesideyyc.ca Engagement and Outreach Parks and Green Spaces Secretary@braesideyyc.ca treasurer@braesideycc.ca bill@braesideyyc.ca bill@braesideyyc.ca parks@braesideyyc.ca
Community Programs Treasurer Vacant treasurer@braesideycc.ca Engagement and Bill Dunning bill@braesideyyc.ca Outreach Parks and Michele Maurette Green Spaces Kreasurer@braesideyyc.ca bill@braesideyyc.ca bill@braesideyyc.ca
Treasurer Vacant treasurer@braesideycc.ca Engagement and Bill Dunning bill@braesideyyc.ca Outreach Parks and Michele Maurette Green Spaces Vacant treasurer@braesideycc.ca bill@braesideyyc.ca parks@braesideyyc.ca
Engagement and Outreach Parks and Michele Maurette parks@braesideyyc.ca Green Spaces
Outreach Parks and Michele Maurette parks@braesideyyc.ca Green Spaces
Parks and Michele Maurette parks@braesideyyc.ca Green Spaces
Green Spaces
·
Governance Jennifer Burgess jennifer@braesideyyc.ca
Garden and Jim Jenkins garden@braesideyyc.ca
Ecosanctuary
Communications Lindsey Higgins lindsey@braesideyyc.ca
Staff
Operations Manager Kimberley Jordan operations@braesideyyc.ca
Facility Maintenance Vacant maintenance@braesideyyc.ca
Lead
Child Care Louise Whitbread childcare@braesideyyc.ca
Resource Team
Community Cst. Chad Rausch pol3693@calgarypolice.ca
Resource Officer 403-428-6600
NPC (Neighbourhood Jenna Findlater jenna.findlater@calgary.ca
Partner Coordinator)
Ward 11 City Councillor Kourtney Penner ward11@calgary.ca

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. 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.

"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.









Volunteer Appreciation

Thank you Braeside volunteers⊞ Let us show you our appreciation for your volunteerism in the community

SAVE THE DATE

Light snacks, awards, acknowledgments & entertainment

April 20th, 2024, From 1pm to 3pm

Are you interested in becoming a volunteer within the community? Join us! Your time, even a small amount makes a huge difference.

Volunteers are needed for Casinos, events, committees and more

11024 Braeside DR SW @ The Braeside Community Association

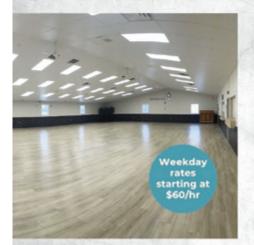
Volunteer Alberta

Alberta Government



HALL RENTALS

BRAESIDE COMMUNITY ASSOCIATION



Contact us 403-253-4232

operations@braesideyyc.ca

Upper hall accommodates up to 240 people Lower hall accommodates 100 classroom style

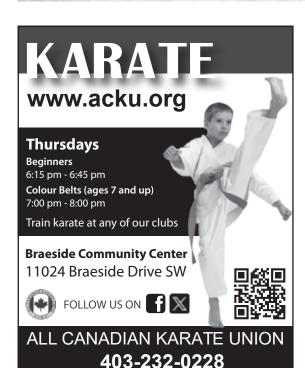
Board room seating up to 12

11024 Braeside DR SW

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











Applications for fall 2024 are still open at St. Mary's University. Be sure to apply now to take advantage of early class registration and to also apply for our fall intake entrance scholarships and bursaries!

www.stmu.ca

Braeside Garden Committee

It's springtime, and our three apple trees at the Braeside Ecosystem Garden are feeling a bit lonely. They're yearning for some more green companions. To address this, the Braeside Garden Committee has initiated the 'Go Plant Me' fund, aiming to introduce native species, pollinators, and perennials as their new neighbours. We're seeking your expertise in digging holes, tending to the soil, and sowing seeds to make this green friendship flourish.

For those who enjoy a challenge, we present to you the Garden Games. Sign up for the sod slinging distance contest and test your speed in the 'running with buckets of water' time trial race. These activities are part of our larger effort to build an ecosystem behind the BCA building, and they're just a glimpse of the exciting projects, events, and information sessions we have lined up for this year.

Other engaging activities include learning how to construct a raised garden box, participating in the 20 Bird Houses In 20 Minutes building challenge, understanding garden guilds and their significance, discovering the world of mason bees and how to attract them, identifying native plant species, and exploring the intriguing question of whether wine tastes better when enjoyed in a garden setting.

If you're keen on connecting with your Braeside neighbours, making new friends, showcasing your gardening skills, supporting a worthwhile cause, and having a good time, then this is the perfect opportunity for you! Sign up for Garden Committee communications, or better yet, join the Garden Committee and help us bring these plans to life. Get ready to dig it! Email me, Jim, at garden@braesideyyc.ca to join our committee or participate in the Garden Games!



MULTI-SPORT PROGRAMS FOR **CHILDREN AGED 2 YRS - 5 YRS!**

SPRING 2024 INDOOR

Braeside Community Association

INDOOR

2 yrs - 3 yrs Parent & Child Multi-Sport 3 yrs - 5 yrs Multi-Sport

Sundays PM starting April 7th, 5 classes: \$125 Wednesdays PM starting April 10th, 6 classes: \$143





AN EQUIPMENT FEE WILL BE CHARGED BASED ON THE PROGRAM YOU REGISTER INTO

REGISTER AT: www.sportball.ca/calgary/programs-schedules/calgary/ 🔀 calgaryadmin@sportball.ca 😲 403-700-7994





Good Food Box

Order by April 8th

Pick up April 17th

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

Email: gfb@braesideyyc.ca



Oakridge Professional Centre Suite 245, 125 Oakmoor Plaza SW Beside the Oakridge Co-op Grocery Store

Personalized High-Quality Dentures from the Denturists Who Care!

- New Complete and Partial Dentures
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403-251-1522

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

Gabriela Alvarado-Torres, BHSc, DD Denturist, Denture Specialist

Providing Services in English and Spanish



Programs and Services at the BCA

Mondays

Essentrics Fitness

6:30 to 7:30 pm

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+).







PLUMBOR Father and Son



- ✓ Low Overhead. Great Rates
- ✓ Sewer and Drain Cleaning
- ✓ Free Estimates & Advice
- ✓ Hot Water Tank Specials
- ✓ Gas Fitter

Call Bob: 403-461-3490

SCAN HERE TO VIEW ADDITIONAL BRAESIDE CONTENT

News, Events, & More



Crime Statistics



Real Estate Statistics



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We care about the safety, cleanliness, and appearance of your business.

Mat Rentals & Purchases

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Workwear Cleaning Services & Supplies:

- Uniforms, Coveralls, Gowns, Rags
- Tork Dispensers and Supplies





VISIT OUR WEBSITE



CONTACT US



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!





Dog Grooming 403-921-8839 (call or text) Refurbish grooming@refurbishspaw.ca www.refurbishspaw.ca

\$10 off first visit!



Braeside Community Membership Application Valid Sept 1st 2023 – August 31, 2024



Adults:			
Children:			
Address:			
Phone #:	0		
Postal Code:			
Email:			

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

- □\$25.00 Family Membership Up to 2 adults with or without children
- □\$15.00 Senior Membership Up to 2 adults over 55
- □\$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): payments@braesideyyc.ca

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

☐Board or Committee Member	Parade of garage sales	Stampede Breakfast	Garden	
□Events	□Community Clean Up	Rink Maintenance	::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 herby 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: _____

Have you considered joined the Community Association?

Enjoy FREE or reduced rates for events and programs. Exclusive activities, priority registrations, and the opportunity to meet the people in your neighbourhood?

You belong in Braeside!

BUSINESS CLASSIFIEDS

NEPTUNE PLUMBING & HEATING LTD: Qualified journeymen plumbers/gasfitters, very experienced in Braeside. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

OFFICIAL PLUMBING & HEATING: Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating. ca; www.official-plumbing-heating.ca.

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 FRESH JOCK: We expertly clean sports equipment including hockey, lacrosse, football, baseball, wrestling and more. Cleaned, disinfected & refreshed for better health and performance. Conveniently located at 109, 10836 24th Street SE, Calgary. Call 403-726-9301 to keep your sports gear in top shape. Equipment pick-up / drop-off service available.

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.

K2 BOOKKEEPING: Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

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.

BRAESIDE PAINTER: Experienced Calgary Painter - Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look, www.fivestarpainting.com.

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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.

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.

CROWN RENOVATIONS: 10% discount on contracts signed Spring 2024. 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 website www.crownrenovations.com. Contact Bill, 403-819-8588 or crownreno@shaw.ca.

KITCHEN RENOVATION SPECIALISTS: We deliver unparalleled quality that's affordable. Elevate your kitchen with our captivating design, masterful craftsmanship, and a personalized touch tailored to your style and vision. We are licensed and insured. Book your free consultation with Final Touch Kitchen Ltd. at 403-255-8130 or email finaltouchkitchen@shaw.ca. Website: finaltouchkitchen.com.

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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 or call Clayton at 403-970-5441.

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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.

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 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.





WATCH FOR IT IN YOUR MAILBOX







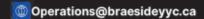


YEAR ROUND BOTTLE DRIVE



Join the Fun(draiser) and Support Braeside's Community Programs and Events!

> DONATE YOUR BOTTLES THROUGH SKIP THE DEPOT





403-253-4232





READY FOR

ZVMBA

CLASS?

Thursdays at 5:30PM

11 Sackville Drive SE
Southwood Community Centre

403-630-5756



403-460-2211

INFO@THEHOMEHUNTERS.COM

₩ WWW.THEHOMEHUNTERS.COM

OPPORTUNITY KNOCKS!



One owner property with excellent potential to renovate/upgrade to your liking! Oversize corner lot in a quiet location, steps to community centre & elementary school. Immediate possession. Call Grant for more details.

BRAESIDE 2024 Y-T-D MARKET STATISTICS

Single Family Homes:

5 active listings – average list price \$650,140 with 18 DOM 8 sold listings since Jan 1, 2024 – average sale price \$661,750 with 15 DOM

Condos/Townhouses/Attached:

1 active listing – list price \$198,000 with 26 DOM 7 sold listings since Jan 1, 2024 – average sale price \$423,542 with 21 DOM

Apartments:

5 active listings – average list price \$211,987 with 13 DOM
1 sale since Jan 1, 2024 – sale price \$217,500 with 65 DOM







(Statistics based on CREB MLS System listings on March 4, 2024)

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 the future, it would 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 always interest in our community and this year has been a busy market for both listings and sales. We are only a phone call away!



YOUR BRAESIDE RESIDENT SPECIALISTS FOR 38+ YEARS! CONTACT THE HOME HUNTERS REAL ESTATE GROUP AT 403-460-2211 EMAIL US AT INFO@THEHOMEHUNTERS.COM