

APRIL 2024

DELIVERED MONTHLY TO 2,380 HOUSEHOLDS

your **BRAESIDE BULLETIN**

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



TARGET BY COMMUNITY

PLACE YOUR AD HERE AND PROMOTE YOUR BUSINESS

403-720-0762 | grow@greatnewsmedia.ca



GET A QUOTE NOW



**EXCEPTIONAL FAMILY &
COSMETIC DENTISTRY IN CALGARY**

**SCAN TO BOOK
AN APPOINTMENT**



 **GENERAL
SERVICES**

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

 **SPECIALTY
SERVICES**

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

 **COSMETIC
SERVICES**

- 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



LEN T WONG + ASSOCIATES



GREATER PROPERTY GROUP



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.

2024/2025 BOARD OF DIRECTORS

President	Jennifer Smith	president@braesideyyc.ca
Vice President	Vacant	vicepresident@braesideyyc.ca
Secretary and Community Programs	Elsbeth MacPhee	secretary@braesideyyc.ca
Treasurer	Vacant	treasurer@braesideyyc.ca
Engagement and Outreach	Bill Dunning	bill@braesideyyc.ca
Parks and Green Spaces	Michele Maurette	parks@braesideyyc.ca
Governance	Jennifer Burgess	jennifer@braesideyyc.ca
Garden and Ecosanctuary	Jim Jenkins	garden@braesideyyc.ca
Communications	Lindsey Higgins	lindsey@braesideyyc.ca

Staff

Operations Manager	Kimberley Jordan	operations@braesideyyc.ca
Facility Maintenance Lead	Vacant	maintenance@braesideyyc.ca
Child Care	Louise Whitbread	childcare@braesideyyc.ca

Resource Team

Community Resource Officer	Cst. Chad Rausch	pol3693@calgarypolice.ca 403-428-6600
NPC (Neighbourhood Partner Coordinator)	Jenna Findlater	jenna.findlater@calgary.ca
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.

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

OFFICIAL



PLUMBING & HEATING

Plumbing Services
Furnace Install & Repair
Drain Cleaning
Boiler Install & Repair
Electrical

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca
official-plumbing-heating.ca



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



Your Patio Furniture Superstore!

YETI **Wicker Land Patio** **weber**

TRAEGER **BBQ LAND** RATANA **Modern Patio**

Located Three Blocks East of Chinook Mall
6125 Centre Street S, (403) 258-2506
WickerLand.ca

SOUTH CALGARY COMMUNITY

FREE **CLOTHING** giveaway

May 4th, 2024 10 am to 1 pm

380 Midpark Blvd SE
All Saints Lutheran Church

HALL RENTALS

BRAESIDE COMMUNITY ASSOCIATION



Weekday rates starting at \$60/hr

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



Weekday rates starting at \$45/hr



KARATE

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



APPLY NOW!



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@braesideyc.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

SCAN TO REGISTER!



PRICE

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

PLEASE JOIN US PLAYING



Cards in the Community

ALL YOUR FAVORITE CARD GAMES

FRIDAY, 19 APRIL 2024, 6-8PM

11024 BRAESIDE DR SW

BRAESIDE COMMUNITY ASSOCIATION



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
DENTURE & IMPLANT
CENTRE



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
- Implant Denture Services
- Relines, Repairs and Adjustments
- Mouthguards
- Complimentary Consultations
- Direct Billing with Assignment Insurance Companies
- Referrals for Dental Implants
- Referrals to General Dentists

OakridgeDentureCentre@gmail.com
www.OakridgeDenture.com

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+).



MOTHER'S DAY CARD MAKING CLASS



11024 Braeside DR SW

✓ Hand made

✓ Water colour

✓ Instructed

April
29th
6-9pm

REGISTER NOW

403-253-4232

operations@braesideycc.ca



\$25 for registered BCA Members
\$30 Non-member

PLUMBER



PLUMBOB Father and Son

- ✓ Small Company
- ✓ 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**



CALGARY MAT & LINEN SERVICES

403.279.5554
calgarymatandlinen.com

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

Mat Rentals & Purchases

- Outdoor and indoor entryway mat rentals
- Customized mat rental programs to suit your needs
- Mats are regularly changed, cleaned, and sanitized
- No upfront mat inventory investment required
- Available mat types: Outdoor Scrapers, Entry Mats, Logo'd Mats, and Waterhogs
- Multiple different mat sizes available to suit your unique work environment



Wedding and Party Linen Cleaning

- Tablecloths & napkins
- Flexible pick up / drop off scheduling
- Quick turnaround times

Linen Cleaning Services

- Towels, Sheets, Pillow Cases, & Face Cradles
- Ideal services for Hotels, Massage, Physiotherapy, and Chiropractic



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!

Comfortable grooms for happy pets!



Dog Grooming
403-921-8839 (call or text)
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 #: _____
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**

<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 personal 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: _____

**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.

AFFORDABLE DENTAL CARE MINUTES FROM BRAESIDE! Dental doesn't need to break the bank! 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!

BARKER'S FINE DRY CLEANING: We specialize in pressed shirts, wedding dresses, and exquisite linens, including sheets, duvets, and pillow cases. Your premier destination for impeccable garment care, situated in the heart of Douglas Glen at 109, 10836 24th St SE. For unmatched service, contact us at 403-282-2226. Pick-Up / Drop-Off Service Available.

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.

For business classified ad rates contact
Great News Media
at 403-720-0762 or sales@greatnewsmedia.ca

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.

EXPERIENCED RESIDENTIAL HOUSE CLEANER: Keep your free time free with TK Cleaning! 10+ years of experience & currently taking on new clients. I offer bi-weekly and monthly cleaning, touch ups, move-outs, etc. Servicing South Calgary & Foothills areas. All inquiries: Email tiffanikiiskinen@gmail.com, or text or call 403-999-9624.

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.

WE TURN PRELOVED CLOTHING INTO TREASURE: All merchandise is mended, washed, and steamed to ensure each item is given another chance. Come discover unique finds for less at Juliette George and Company. We offer free local delivery on orders over \$50.00. Visit our website at <https://juliettegeorgeco.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.

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.



WEIGHT MANAGEMENT CLINIC
★ NOW OPEN ★

MWM
Medical Weight Management

• MEDICAL DIETS • PROTEIN SUPPLEMENTS • MEDICATION

403.278.3411



www.calgaryweightlossclinic.com



BRAESIDE COMMUNITY SURVEY COMING SOON!



WATCH FOR IT IN YOUR MAILBOX

JOIN THE COMMUNITY ASSOCIATION TODAY!

FAMILY \$25
SENIOR \$15



2023-2024
*Memberships
Available*

www.kilbco.com

CONCRETE SEALING

Kilbco offers concrete resealing to help protect and enhance the appearance of exposed aggregate, colored and stamped concrete patios, walkways and driveways. We take pride in using the best sealing products available which help repel salt and protect against UV rays.

Please call Kilbco to maintain the value of your investment.

FREE ESTIMATES

SEALED

UNSEALED



Locally Owned & Operated

Free Estimates to 403.870.0737



**Hate Your
Renewal
Rate?
Call Me!**

Expert advice
Excellent rates
Many options
Better mortgages



ANITA 403-771-8771
anita@anitamortgage.ca

Licensed by Avenue Financial

PROTECTING FAMILIES

PROTECTING FAMILIES

PROTECTING FAMILIES

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

We can help:

- ✓ House calls
- ✓ Reasonable fees

Location: Palliser

403-669-3355

CAMERON LAW
A LIFETIME OF EXPERIENCE

FAMILIES


YEAR ROUND BOTTLE DRIVE



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

**DONATE YOUR
BOTTLES THROUGH
SKIP THE DEPOT**



 Operations@braesideyyc.ca

 403-253-4232



the Gutter Doctor™

- Gutters • Downspouts • Fascia
- Soffit • Siding • Roofing • Cladding
- Gutter Cleaning

403-714-0711 • gutterdoctor.ca



READY FOR
ZUMBA®
CLASS?

Thursdays at 5:30PM

11 Sackville Drive SE
Southwood Community Centre

403-630-5756



THE
HOME HUNTERS
REAL ESTATE GROUP

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