

AUGUST 2024

DELIVERED MONTHLY TO 2,380 HOUSEHOLDS

# your **BRAESIDE BULLETIN**

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



**Overwhelmed by debt? Tired of creditors calling?  
We can help.**

Get a free, confidential assessment offered both virtually and in-person.

**403-261-7779 • [SCBsolutions.ca](http://SCBsolutions.ca)**



LEN T WONG + ASSOCIATES



## 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@lenthong.com](mailto:len@lenthong.com)**

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

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	24	17	12	\$559,950	\$581,875
May	24	17	15	\$429,900	\$445,800
April	24	13	11	\$469,900	\$480,000
March	24	7	10	\$517,500	\$610,125
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

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

 **KINDRED SPACES**  
PROFESSIONAL ORGANIZING

Overwhelmed with clutter?  
Don't know where to start?

- Compassionate, judgement-free support
- Eco-friendly approach
- Downsizing, right-sizing, or moving preparation



Call  
**403-589-9866**  
today for your **FREE**  
phone consultation!

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

**OFFICIAL**

**PLUMBING & HEATING**

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

**\$50**

**Service Call Fee**



**403-837-4023**

[info@officialplumbingheating.ca](mailto:info@officialplumbingheating.ca)  
[official-plumbing-heating.ca](http://official-plumbing-heating.ca)

**DID YOU KNOW?**

We are the official youth soccer provider for: **Auburn Bay, Canyon Meadows, Cranston, Deer Ridge, Deer Run, Evergreen, Lake Chaparral, Langdon, Legacy, Mahogany, Marquis De Lorne, New Brighton, Queensland, and Walden.**

**YOUR LOCAL  
SOCCER  
PROVIDER  
U4-ADULT**

**DEVELOPING  
EXCELLENT PLAYERS  
AND OUTSTANDING PEOPLE**

- Canadian Soccer Association - Youth Club License holder.
- Only Calgary Club with 2 turf indoor training facilities. Full size 11v11 Turf Fieldhouse and Turf Training Skills Center.
- Professionally qualified Phase Area Managers at every age group (U4-Adult) (Canada and Europe Qualifications).
- In-house Sport Science program to develop athleticism and prevent injuries.
- Coaching Mentorship and Certification Programs for ALL U4-Adult Coaches.



**calgaryfoothills  
soccerclub**



- 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 2024/2025 REGISTRATION:** Program details and online registration available **AUGUST 15<sup>TH</sup> TO SEPTEMBER 30<sup>TH</sup>** at **WWW.GOFOOTHILLS.CA**

# 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: Tuesday, Wednesday, and Thursday hours: 10:00 am to 3:00 pm. Monday and Friday by appointment only. 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 Board of Directors		
President	Jennifer Smith	<a href="mailto:president@braesideyyc.ca">president@braesideyyc.ca</a>
Vice President	Vacant	<a href="mailto:vicepresident@braesideyyc.ca">vicepresident@braesideyyc.ca</a>
Secretary and Community Programs	Elsbeth MacPhee	<a href="mailto:secretary@braesideyyc.ca">secretary@braesideyyc.ca</a>
Treasurer	Emily Hess	<a href="mailto:treasurer@braesideyyc.ca">treasurer@braesideyyc.ca</a>
Engagement and Outreach	Bill Dunning	<a href="mailto:bill@braesideyyc.ca">bill@braesideyyc.ca</a>
Parks and Green Spaces	Michele Maurette	<a href="mailto:parks@braesideyyc.ca">parks@braesideyyc.ca</a>
Governance	Jennifer Burgess	<a href="mailto:jennifer@braesideyyc.ca">jennifer@braesideyyc.ca</a>
Garden and Ecosanctuary	Jim Jenkins	<a href="mailto:garden@braesideyyc.ca">garden@braesideyyc.ca</a>
Communications	Lindsey Higgins	<a href="mailto:lindsey@braesideyyc.ca">lindsey@braesideyyc.ca</a>
Memberships	Catherine Seymour	<a href="mailto:Catherine@braesideyyc.ca">Catherine@braesideyyc.ca</a>
Staff		
Hall Manager	Gail	<a href="mailto:operations@braesideyyc.ca">operations@braesideyyc.ca</a>
Child Care	Louise Whitbread	<a href="mailto:childcare@braesideyyc.ca">childcare@braesideyyc.ca</a>
Resource Team		
Community Resource Officer	Cst. Chad Rausch	<a href="mailto:pol3693@calgarypolice.ca">pol3693@calgarypolice.ca</a> 403-428-6600
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.

**ANNUAL ALL FORD SHOW & SHINE**  
Hosted by the Calgary Thunderbird Club

Braeside Community Association

**FREE ADMISSION**

August 17 2024  
11-4pm  
11024 BRAESIDE DR SW

• Registration \$15 • Vehicles enter 9-11am  
• Trophy presentation 3-4pm



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

**KILBCO**  
CONCRETE CURBING

*Locally Owned &  
Operated*

**Free Estimates to 403.870.0737**

*Fresh Food Fridays*



FRESH | LOCAL | FOODS

**June 14- Sept 27**

3-7pm

11024 Braeside DR SW

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](mailto:OakridgeDentureCentre@gmail.com)  
[www.OakridgeDenture.com](http://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

## BCA Programs and Services Resuming in September

### Mondays

#### Essentrics Fitness

6:30 to 7:30 pm

### Tuesday

#### Seniors' Fitness

9:30 to 10:30 am

Upper Hall

Ten time pass for \$50. Members of the BCA: First ten time pass will only be \$25 with valid membership. See Gail during office hours to purchase.

### 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

Ten time pass for \$50. Members of the BCA: First ten time pass will only be \$25 with valid membership. See Gail during office hours to purchase.

### 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+).



## Membership Information

### Did you know?

Braeside community members get:

- 10% off first order at Hungry Thailer
- 10% off Mini Titans Camps and Programming

### Just where does your membership contribution go?

- Ice rink operation and maintenance
- Building maintenance
- BCA programs and services
- Community events such as the Stampede BBQ, Halloween, Christmas, and Easter events
- Event attendance at no charge

### Cost:

- Family - \$25
- Senior/Individual - \$15
- Business - \$25

\*BCA members can vote at our AGM held annually in the month of January.

Thank you for supporting the Braeside Community Association!

## Special General Meeting

All Braeside Community Association members are invited to attend a Special General Meeting that will take place as follows:

**Date:** September 25, 2024

**Time:** 6:30 pm

**Place:** Braeside Community Association  
(11024 Braeside Dr SW)

**Agenda:** This meeting has been called to consider a special resolution to update the organization's bylaws.

## SCAN HERE TO VIEW ADDITIONAL BRAESIDE CONTENT

### News, Events, & More



### Crime Statistics



### Real Estate Statistics



## FASTEST MAN ALIVE

Back in 2012 at the London Olympics, Usain Bolt made history by becoming the first athlete ever to win both the 100 metre and 200 metre races in consecutive Olympics. Talk about lightning speed! Bolt still holds the record for the fastest 100 meters at 9.58 seconds and the fastest 200 meters at 19.19 seconds.

# Braeside Community Membership Application

## Valid through August 31, 2025



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](mailto:payments@braesideyyc.ca)

**Membership cards will be emailed 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 Cleanup	<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 contacts, 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 joining 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](mailto:info@officialplumbingheating.ca); [www.official-plumbing-heating.ca](http://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](mailto: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.

**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.

**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](http://YardBustersLandscaping.com).

**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 and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

**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](http://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](http://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.

**CAPSTONE ENGINEERING ACADEMY:** Enroll now for grades 1 to 9 STEM education at Vivo for Healthier Generations Rec. Centre! Featuring a full Alberta curriculum with immersive, hands-on Engineering and Technology focus. Secure your spot for September classes now! See our website for more information and to apply: [www.capstoneacad.ca](http://www.capstoneacad.ca).



**SERVICING THE ESTABLISHED COMMUNITIES OF BRAESIDE, CEDARBRAE, OAKRIDGE, PALLISER, WOODLANDS, AND WOODBINE (130,000 INDIVIDUALS WITHIN A 5KM RADIUS):** CBRE offers one final vacancy at Brae Centre. Provided at 1,883 square feet, the space presents a well-appointed layout with excellent interior improvements, offering a nearly move-in ready retail opportunity. Alistair.Corbett@cbre.com. 403-294-5709.

**CROWN RENOVATIONS:** Beautiful kitchen, bathroom and complete basement renovations at affordable prices. Over 40 years' experience in quality renovations. Full service custom cabinetry manufactured in Calgary. Local, licensed, bonded, and insured. Free in-house estimates. Full house renovations. Check out our website at [www.crownrenovations.com](http://www.crownrenovations.com). Contact Susan at 403-801-1140 or [crownreno@shaw.ca](mailto: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, heat cables, window washing and pressure washing. 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](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.

**FLO'S VOCAL ARTS STUDIO:** Boomers, Zoomers, and Late-Bloomers. Ready to take your musicality to the next level and discover your vocal potential? Upcoming auditions, open mics, adult choirs, or showcases? Play guitar or ukulele, but need to work on enhancing your vocal skills? Forty-five years' experience. Florence Shustack, BScOT (CMA). [florencesinger@shaw.ca](mailto:florencesinger@shaw.ca) / [www.vocal-arts-studio.com](http://www.vocal-arts-studio.com) / 403-397-6737.



**the Gutter Doctor** 403-714-0711  
[gutterdoctor.ca](http://gutterdoctor.ca)

Home exterior services. We do eavestrough cleaning, repairs, & installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, power washing & window cleaning. 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!

**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**

**ANNUAL BRAESIDE  
BACK TO SCHOOL BASH  
& Community Survey  
Celebration**



**Friday, September 13th  
5:00PM - 8:00PM**

*Music, Dancing, Fresh Food Friday Market,  
Games, 50/50 Draw, Food Trucks*



**Good Food Box**

**Order by** Aug 19th     **Pick up** Aug 28th

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

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

Braeside Community Association

**Community Clean Up**



**August 24, 2024**

With Cedarbrae & Oakridge Community Associations  
9:00 am - 2:00 pm @ 10923 24 St SW



**GOLF  
TOURNAMENT**

**Thursday,  
August 29,  
2024**

Silvertip Resort  
Canmore, Alberta

Register today:  
**[stmu.ca/golf](http://stmu.ca/golf)**



**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**



## DISCREET & CONVENIENT TEETH STRAIGHTENING



*"Your Oral Health  
Is Our Priority"*

### COMFORTABLE:



Custom-made for each individual, Invisalign aligners ensure a comfortable and snug fit, eliminating the potential for irritation or discomfort associated with traditional braces.



### PREDICTABLE RESULTS:

Invisalign uses advanced digital technology to create a step-by-step plan for teeth movement, allowing individuals to visualize expected results before starting treatment for a predictable and controlled approach.

### INVISIBLE APPEARANCE:



Invisalign offers a virtually invisible appearance due to its clear and transparent aligners, allowing individuals to undergo orthodontic treatment discreetly.



### SHORTER TREATMENT:

In some cases, Invisalign may offer a shorter treatment duration compared to traditional braces, thanks to precise and personalized treatment plans.

### REMOVABLE:



Invisalign aligners are removable, providing flexibility in eating and facilitating easier oral hygiene practices by allowing individuals to take them out for brushing and flossing.



### IMPROVED ORAL HEALTH:

Being able to remove the clear aligners when necessary makes it easier to practice good oral hygiene like brushing and flossing. This can lead to a cleaner, healthier mouth and cut down on additional issues like mouth sores, cavities, bad breath, and tooth decay.



**GIVE US A CALL**  
(403) 271-2661



**EXPLORE OUR WEBSITE**  
[www.symmetrydental.ca](http://www.symmetrydental.ca)

• All services provided by a general dentist



THE  
**HOME HUNTERS**  
REAL ESTATE GROUP

403-460-2211

INFO@THEHOMEHUNTERS.COM

WWW.THEHOMEHUNTERS.COM



**Randy  
Keylock**

### REALTOR SPOTLIGHT

Randy Keylock is a Partner with The Home Hunters Real Estate Group and has 15+ years of experience selling Calgary real estate, extensive development and renovation expertise and truly understands the real estate business. Randy was licensed in 2008 and joined forces with Grant and Steve in 2013 to form The Home Hunters Real Estate Group and has never looked back. Driven by a passion for people, Randy works tirelessly to ensure his clients have a positive experience and successful outcome. Randy was born and raised in Calgary and is a graduate of the U of C's Real Estate Development program and MRU's Business Administration program. He understands the Calgary market and is an expert negotiator. When he's not working with clients in real estate, Randy can be found travelling with his wife Karen and kids Ava and Benjamin and he loves skiing, tennis and music. Armed with a wealth of knowledge and experience, Randy has the tools to make your next real estate experience an exceptional one!

### BRAESIDE 2024 Y-T-D MARKET STATISTICS

#### Single Family Homes:

4 active listings – average list price \$708,100 with 33 days on market  
31 sold listings since Jan 1, 2024 – average sale price \$667,255 with 17 DOM

#### Condos/Townhouses/Attached:

4 active listings – average list price \$481,200 with 42 DOM  
28 sold listings since Jan 1, 2024 – average sale price \$427,009 with 17 DOM

#### Apartments:

2 active listings – average list price \$231,494 with 73 DOM  
8 sold listings since Jan 1, 2024 – average sale price \$227,248 with 40 DOM



(Statistics based on CREB MLS System listings on July 9, 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](mailto:INFO@THEHOMEHUNTERS.COM)**