

FEBRUARY 2024

DELIVERED MONTHLY TO 2,380 HOUSEHOLDS

your BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



MINUTES AWAY!



Chrysler • Dodge • Jeep • RAM



SEE US TODAY!

ANNOUNCEMENT

NEW BOARD MEMBERS COMING SOON



Braeside Community Association


11024 Braeside Dr SW, Calgary AB, T2W 6C5

JOIN THE COMMUNITY ASSOCIATION TODAY!


FAMILY \$25
SENIOR \$15



2023-2024
Memberships Available



OPEN HOUSE



FEBRUARY 10, 2024
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

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



PLEASE JOIN OUR

Community Skate Date

**FEBRUARY 10TH
AT 1-3PM**

**BRAESIDE
COMMUNITY
ASSOCIATION
11024 BRAESIDE DR SW
OUTDOOR RINK**

**MUSIC, HOT CHOCOLATE,
FIRE PITS**



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.

EXECUTIVE		
Board President	TBD	
Vice President	TBD	
Treasurer	TBD	
Secretary	TBD	
Directors at Large		
	TBD	
	TBD	
	TBD	
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	Trent Taylor	pol4739@calgarypolice.ca
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



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
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
February	23	10	7	\$349,900	\$332,000
January	23	7	9	\$218,800	\$232,500

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

February is Heart Month

by Alberta Health Services



Do you know the signs and symptoms of a heart attack and what to do if someone experiences these? Knowing may make the difference between life and death. Recognizing and responding immediately to the warning signs of a potential heart attack may significantly improve survival and recovery. February is Heart Month: take the time to be heart safe and learn how you can reduce your risk.

Common Signs of a Heart Attack

(Any, or all, of these signs and symptoms may occur)

- Chest discomfort described as simply a mild pressure up to a 'crushing' pain; may also be 'squeezing' or a 'heavy' sensation.
- Discomfort may move to the shoulders, arm, neck, or jaw.
- May include shortness of breath, sweating, or nausea/vomiting.
- Signs may vary person to person and can differ between men, women, and the elderly.

Heart Attack Risk Factors

- Obesity*
- Sedentary lifestyle*
- Smoking*

- High cholesterol*
- Age/Gender
- Family history

Speak with your doctor about how to treat your modifiable (*) risk factors and learn to be heart safe.

What To Do When Seconds Count

- Call 911, immediately. Early treatment can greatly reduce heart damage and be the difference between life and death.
- Treatment starts the moment EMS arrives. Paramedics can provide oxygen, start an intravenous, and perform an electrocardiogram (ECG).
- Paramedics can also administer important medication(s) in the early minutes of a heart attack to lessen heart damage.
- During transport, EMS will share information with the hospital so that definitive treatment can begin immediately upon arrival.
- Take a CPR/AED course. Training is widely available from many reputable organizations. It's easy and could make a significant difference in the outcome of someone experiencing a heart attack.



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

BARKER'S

· FINE DRY CLEANING ·

PICK UP & DELIVERY SERVICES



403-282-2226

OAKRIDGE
DENTURE & IMPLANT
CENTRE



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

We are pleased to announce that **Ms. Gabriela Alvarado-Torres**
joined our team in October.

Gabriela is a Denturist who brings with her a diverse experience gained from practicing in several clinics in Alberta, where she provided a variety of treatment options to her patients. Her caring personality and attention to detail fits into our practice philosophy, and she can provide services in both English and Spanish! Call our office at 403-251-1522 to schedule an appointment with Gabriela or Chuck.

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
- Dental Implant Placement Referrals

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

**YOU LOVE THE GAME,
LOVE IT BACK!**

**Volunteers needed
now for 2023/2024
Rink Committee**

**BRAESIDE
COMMUNITY
ASSOCIATION
RINK**

*We outside
YOU
THING*

11024 BRAESIDE DR SW

EMAIL:
RINK@BRAESIDEYYC.CA
TO LEARN MORE
OR GET INVOLVED

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:

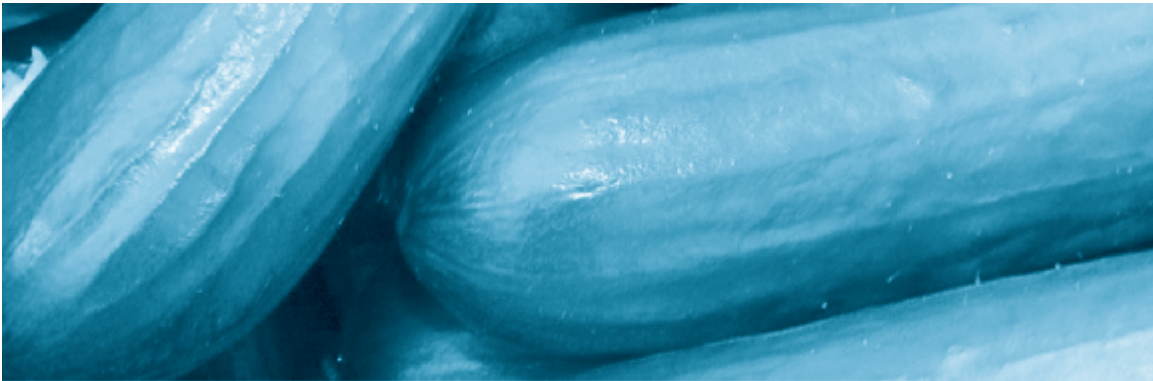
✓ House calls ✓ Reasonable fees

Location: Palliser

403-669-3355

CAMERON LAW
A LIFETIME OF EXPERIENCE

PROTECTING FAMILIES



Good Food Box

Order by
Feb 5

Pick up
Feb 14

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

Email: gfb@braesideyyc.ca



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

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

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: _____

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

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+).

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



Calling All BABYSITTERS

Enroll free at mybabysitter.ca and choose the Calgary communities you would like to babysit in.

Calling All PARENTS

Visit mybabysitter.ca and find available babysitters in and around your community.

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



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.

OUTDOOR 2024 REGISTRATION: Program details and online registration available **JANUARY 15TH TO MARCH 15TH** at www.gfoothills.ca



VOLUNTEERS NEEDED!

BRAESIDERS WE NEED YOUR HELP!

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

Can you help? Please email operations@braesideyyc.ca

Great communities have great volunteers



BRAESIDE SNOW Angels

- Snow Angels are neighbours helping neighbours
- Snow angels help build strong communities
- Check in with neighbours and help clear sidewalks and walkways
- Spread the word on your street to help out one another

GET NOTICED

ACQUIRE AND RETAIN NEW CUSTOMERS.
Your Ad Geofenced Precisely in Your Target Market on our Carefully Selected Network of Premium Sites.
Call 403-720-0762 | sales@greatnewsmedia.ca




SCAN ME

GREAT NEWS MEDIA
LEADERS IN COMMUNITY FOCUSED MARKETING

READY FOR ZUMBA® CLASS?

Thursdays at 5:30PM
11 Sackville Drive SE
Southwood Community Centre
403-630-5756

SCAN HERE TO VIEW ADDITIONAL BRAESIDE CONTENT

<p>News, Events, & More</p> 	<p>Crime Statistics</p> 	<p>Real Estate Statistics</p> 
---------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------

JACKSON & JACKSON

CUSTOMER SATISFACTION GUARANTEED

Free Estimates 403.256.9282

www.jacksonandjacksonlandscaping.ca

**WE SPECIALIZE IN ALL FORMS OF
CONSTRUCTION & LANDSCAPE**

INCLUDING SMALLER IN-HOME PROJECTS

Bathroom & Basement Remodeling

Custom Decks & Fences

Affordable Custom Landscape Plans

Stamped & Exposed Concrete

Retaining Walls

BEFORE & AFTER RENOVATION PROJECTS



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Free Estimates 403.256.9282

www.jacksonandjacksonlandscaping.ca



Fresh Jock

**No matter how much
you sweat, we can get
the stink out!**

We offer cleaning services for sports equipment and personal protective equipment, including helmets, shoulder and elbow pads, knee and shin pads, footwear, skates, or gloves – almost any equipment used by athletes or workers can be cleaned, disinfected, & refreshed.



OUR OZONE PROCESS

Using ozone, our system breaks down and penetrates stains, mucus, blood, sweat, fungus, bacteria, and mould. Ozone destroys 99.9% of bacteria and viruses it comes in contact with – this includes odour causing bacteria and illness causing viruses, like staph infections.

CALL US TODAY AT

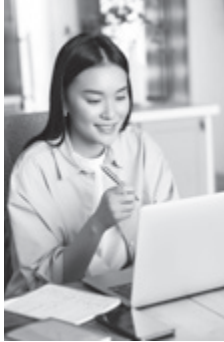
403-726-9301

calgaryfreshjock.com

Watch Our Previously Recorded Webinars

by the City of Calgary

Looking to renovate your basement or open a business in Calgary? Watch our growing library of recorded webinars on calgary.ca/webinar. Webinars are hosted through Microsoft Teams. Have you attended one of our webinars? Let us know how we did by completing our survey.



This survey will take less than five minute to complete. Your feedback will help shape future webinars and all answers will be anonymous!



8			5		1			9
			6		9	7		
		4		7				5
4	8							6
		2				4		
9							1	8
6				8		3		
		3	1		6			
7			3		5			2

SCAN THE QR CODE FOR THE SOLUTION



Welcome, Lacrossing Barriers!

Braeside Community Association welcomes Lacrossing Barriers, a not-for-profit organization dedicated to providing opportunities to play sport, move, and learn skills to those in marginalized communities who have not always been given a chance to take part.

They believe, regardless of your station in life, anyone can play, and everyone should have the choice to play together.

Stay tuned as we plan some amazing summer programs!





**COME TRY
Ringette**

**RINGETTE PROVIDES
AN OPPORTUNITY TO...**

- ✓ DISCOVER NEW SKILLS
- ✓ BE PART OF A TEAM
- ✓ MAKE FRIENDS
- ✓ GET ACTIVE
- ✓ HAVE FUN




COMETRYRINGETTE.CA

REGISTER HERE




April is Come Try Ringette month, and there will be many sessions in Calgary.

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

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.



Smile with Confidence



APPLE DENTAL

At Apple Dental Group, we take pride in being a family-focused dental office. Our mission is to make dental visits a positive and enjoyable experience.

In addition to English, the languages we offer include Arabic, Hindi, Gujarati, and Portuguese. From toddlers to grandparents, we're here to cater to the unique dental needs of your family.

- A One-stop Solution For Your Family's Dental Needs!
- Evening and Saturday Appointments Available
- We Accept All Dental Insurance
- Direct Billing For Insurance
- Invisalign

10233 Elbow Dr SW, Suite #380, Calgary, AB, T2W 1E8
Phone: (403) 640-4000 | info@appledentalgroup.ca
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.

BUSINESS CLASSIFIEDS

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 Gavin 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.

LET US DO IT FOR YOU! Who wants to shovel the driveway before they go to work? We will clean your driveway and up to your door starting at \$125 per month, unlimited snow falls. We are a complete lawn care company who believes in quality workmanship. Let us put you on our roster at www.begreenlawncare.ca.

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.

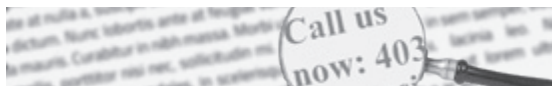
CROWN RENOVATIONS: Beautiful kitchens, bathrooms, and basements at affordable prices. Over 30 years' experience in quality renovations. Full service custom cabinetry. Local, licensed, bonded, and insured. Free in-house estimates. Visits to former clients can be arranged. Full house renovations. Check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

EXPERIENCED RESIDENTIAL HOUSE CLEANER: Running out of time? I'll clean your home while you handle other life events. Residential cleaner with 10+ years of experience taking on new clients. I offer bi-weekly, monthly, touch ups, move outs, etc. TK Cleaning services South Calgary and Foothills areas. All inquiries: Email tiffanikiiskinen@gmail.com. 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.celectric.com or call Clayton at 403-970-5441.

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.

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.



JOKE OF THE MONTH

**WHAT DO SEA MONSTERS EAT?
FISH AND SHIPS.**

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





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



**WEIGHT
MANAGEMENT CLINIC**
★ **NOW OPEN** ★

MWM
Medical Weight
Management

• MEDICAL DIETS • PROTEIN SUPPLEMENTS • MEDICATION

403.278.3411



www.calgaryweightlossclinic.com

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



THE
HOME HUNTERS
REAL ESTATE GROUP

403-460-2211

INFO@THEHOMEHUNTERS.COM

WWW.THEHOMEHUNTERS.COM

WHY USE THE HOME HUNTERS REAL ESTATE GROUP?

- Expert negotiation strategies & skills (puts more money in your pocket)
- Proud to represent over 150 buyers & sellers annually
- Decades of experience & expertise within Calgary & surrounding areas
- Intimately familiar with all styles & types of property
- Certified Condominium Specialists
- Use “tried & true” home marketing strategies
- In-depth interpretation of market data & buyer feedback
- In-depth knowledge of the various land use designations (zoning)
- Vast experience with virtually all selling scenarios – we’ve seen it all!
- Specialized knowledge relating to property renovations & home value enhancement
- Staging guidance & recommendations
- Connected to many helpful resources which facilitate a convenient & smooth home selling experience

BRAESIDE 2023 MARKET STATISTICS

Single Family Homes:

59 sold listings in 2023 – lowest sale price \$467,000; average sale price \$597,410; highest sale price \$765,000

Condos/Townhouses/Attached:

73 sold listings in 2023 – lowest sale price \$183,500; average sale price \$317,123; highest sale price \$480,000

Apartments:

20 sold listings in 2023 – lowest sale price \$143,000; average sale price \$206,274; highest sale price \$329,000



(Statistics based on CREB MLS System listings on January 1, 2024)

YOUR BRAESIDE RESIDENT SPECIALISTS FOR 38+ YEARS!



GRANT
HUNTER

STEVE
HUNTER

RANDY
KEYLOCK

Selling your home can be very exciting, but it can also be a complicated process with many potential pitfalls.

It's our goal to make the process as smooth and stress-free as possible!

Call for our expert real estate advice and personalized service.

CONTACT THE HOME HUNTERS REAL ESTATE GROUP AT 403-460-2211
EMAIL US AT INFO@THEHOMEHUNTERS.COM