

JANUARY 2024

DELIVERED MONTHLY TO 2,380 HOUSEHOLDS

# your **BRAESIDE BULLETIN**

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



**MINUTES AWAY!**



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LEN T WONG + ASSOCIATES



## BRAESIDE COMMUNITY REAL ESTATE ACTIVITY

## YOUR HOME SOLD GUARANTEED!\*

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**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
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
December	22	7	6	\$509,500	\$520,750

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

## 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
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### 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



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CONTACT US



## 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

## Meet Your MLA



**Nagwan Al-Guneid**  
MLA for Calgary-Glenmore

**Diana Batten**  
MLA for Calgary-Acadia



**Register now!**  
**Wed Jan 31 6:30PM**  
**(403-640-1363)**

# BRAESIDE COMMUNITY ASSOCIATION

## Contacting The Braeside Community Association

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

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

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

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

EXECUTIVE		
Board President	Jenny Mae Smith	<a href="mailto:president@braesideyyc.ca">president@braesideyyc.ca</a>
Vice President	Lindsey Higgins	<a href="mailto:vicepresident@braesideyyc.ca">vicepresident@braesideyyc.ca</a>
Treasurer	Tammy Strowbridge	<a href="mailto:treasurer@braesideyyc.ca">treasurer@braesideyyc.ca</a>
Secretary	Elsbeth MacPhee	<a href="mailto:secretary@braesideyyc.ca">secretary@braesideyyc.ca</a>
Directors at Large		
	Bill Dunning	<a href="mailto:bill@braesideyyc.ca">bill@braesideyyc.ca</a>
	Michele Maurette	<a href="mailto:michele@braesideyyc.ca">michele@braesideyyc.ca</a>
	Jennifer Burgess	<a href="mailto:jennifer@braesideyyc.ca">jennifer@braesideyyc.ca</a>
Staff		
Operations Manager	Kimberley Jordan	<a href="mailto:operations@braesideyyc.ca">operations@braesideyyc.ca</a>
Facility Maintenance Lead	Vacant	<a href="mailto:maintenance@braesideyyc.ca">maintenance@braesideyyc.ca</a>
Child Care	Louise Whitbread	<a href="mailto:childcare@braesideyyc.ca">childcare@braesideyyc.ca</a>
Resource Team		
Community Resource Officer	Trent Taylor	<a href="mailto:pol4739@calgarypolice.ca">pol4739@calgarypolice.ca</a>
NPC (Neighbourhood Partner Coordinator)	Jenna Findlater	<a href="mailto:jenna.findlater@calgary.ca">jenna.findlater@calgary.ca</a>
Ward 11 City Councillor	Kourtney Penner	<a href="mailto:ward11@calgary.ca">ward11@calgary.ca</a>

**Disclaimer:** The opinions expressed within any published article, report, or submission reflect those of the author and should not be considered to reflect those of Great News Media or the Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.

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

## The Braeside Bulletin

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

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

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

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

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

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

NEW OFFICE HOURS!

*We Are*  
**OPEN**

Mon-Thurs 9:30am-3:30pm  
Friday, Sat & Sun by Appointment

**Braeside Community Association**  
11024 Braeside DR SW  
Calgary AB T2W 6G5  
403.253.4232





**Braeside  
Community  
Association**



# ANNUAL GENERAL MEETING

**OPEN TO THE PUBLIC**  
**11024 BRAESIDE DR SW**

- **ENTERTAINMENT**
- **LOCAL MUSICIANS**
- **DOOR PRIZES**
- **SNACKS**

**Jan 23 2024**  
**6:30pm**

## **Topics of Discussion**

- Electing a new board
- Financial recap
- Board Summary

For more information: 403-253-4232 or  
[operations@braesideyy.ca](mailto:operations@braesideyy.ca)

To express interest in joining the board please  
email [president@braesideyy.ca](mailto:president@braesideyy.ca)

## Eco-Sanctuary

Are you interested in taking action to improve the environment and make Braeside a more sustainable place to live? You can have an impact with the Braeside Garden Committee toward our goal to create an ecosystem sanctuary next to the BCA community building. This is much more than garden boxes. We are designing garden beds to attract pollinators, researching permaculture to rejuvenate natural plant species, building bird houses to attract birds, planting a fruit tree orchard, working with the city to develop an urban forest, and building seating areas to sit and enjoy it all. If you have an interest in these topics or would like to learn more and be a part of our ecosystem community, we want to hear from you.



Contact Jim at [garden@braesideyyc.ca](mailto:garden@braesideyyc.ca). Our planning for 2024 is going on right now! We'd love to have you involved to make a difference in your community.

## Say Cheese? Or Maybe Not...

Back in the 1840s, instead of saying "cheese," folks opted for "prunes" during photo sessions. Flashing a big grin was considered juvenile at the time. A savvy London photographer advised people to say "prunes" to maintain a more composed expression. This practice, predating the modern "fish face" selfie, harks back a good 180 years.



# 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

C

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# FAMILIES

## Cats, Canines, & Critters of Calgary



Chigs, Crescent Heights



Daisy, Calgary



Pikachu, Sandstone



Tiffany and Maggie, Calgary

To have your pet featured, email [news@mycalgary.com](mailto:news@mycalgary.com)





## Good Food Box

<b>Order by</b>	<b>Pick up</b>	• (20-25lbs) Small - \$30
Jan 15th	Jan 24th	• (25-30lbs) Medium - \$35
		• (35-40lbs) Large - \$40

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



## Braeside Playgroup

Meet other parents & caretakers in the community



**January 9th & 23rd**  
**1:30pm-2:30pm**  
 Recommended Ages 0-24 months  
**FREE PROGRAM**

**BRAESIDE  
YOU BELONG**



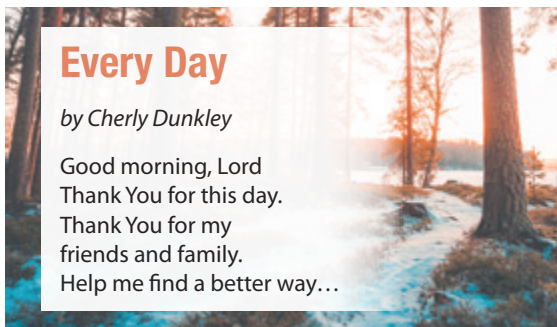

## Coffee & Chit Chat

MEET PEOPLE IN THE COMMUNITY AND ENJOY COFFEE & TREATS

**BRAESIDE  
YOU BELONG**

**JAN 9TH & 23RD**  
**11AM-12PM**

Sponsored by:  
 Always Best Care senior services



## Every Day

by Cherly Dunkley

Good morning, Lord  
 Thank You for this day.  
 Thank You for my friends and family.  
 Help me find a better way...



## JOIN THE COMMUNITY ASSOCIATION TODAY!

**FAMILY \$25**  
**SENIOR \$15**

**BRAESIDE  
YOU BELONG**

2023-2024  
*Memberships Available*

# Strategic Planning: A Roadmap to an Extraordinary You

by Kim Ogilvie, Events Coordinator

Most people don't bother to write down their yearly goals let alone share their life's aspirations with close friends or family.

How many times have you made a new year's resolution where you started out highly motivated but over time that interest fizzles out or you become distracted or unfocused and then wonder why there is lack of progress?

Strategic planning for both your business and personal life is a roadmap of actions for the next year that forms the basis for prioritizing, decision-making, and choosing the principles by which we live by.

Ultimately, strategic planning helps us get really clear about what's important and where to commit our time and effort.

In business, strategic planning is about mapping out a direction, allocating resources, aligning ambitions and goals, and reporting results.

Personal strategic planning is the same. Having a plan helps us to be intentional about reaching personal goals, whether these goals are related to career, family, health, finances, relationships, or spiritual connection.

Build a personal strategic plan by mapping out your vision and ambitions, core values, focus areas, objectives

and goals, and measures of success onto a single page. Follow these steps to create a roadmap to achieve your most extraordinary you.

Start by creating a vision statement that represents what you wish to become. Ambition is your driving purpose, intention, and impact you want to make in your life – the thing that gets you out of bed in the morning.

Write down your five core values. Values are what we care about most, they resonate, and they cascade as principles that guide day-to-day decision-making.

Identify your focus areas by choosing the three most important priorities for the next year. These can be self, family, work, finances, recreation, health, relationships, experience, spiritual, etc.

For each focus area, identify objectives and SMART goals. An objective is a target or intention that is achieved by actionable goals. Goals should be Specific, Measurable, Achievable, Realistic, and Timebound.

Finally, think about the measures that best communicate what success looks like. Ultimately, at the end of the year we want to evaluate if our objectives achieved the results we were aiming for.

Strategic planning is a roadmap of our ambition, direction, priorities, and actions that take us where we want to go.

Use this placemat example to create a strategic plan that works best for you.

Strategic Anchors	Strategic Areas of Focus		
	Family & Community	Passion Projects & Financial Freedom	Health Fitness & Adventure
<b>Vision:</b> To live a long healthy and fulfilling life with the financial freedom to pursue my passions  <b>Purpose:</b> To guide and inspire others to lead an extraordinary life	<b>Objectives and SMART Goals</b>		
	<b>A:</b> Develop and maintain strong supportive relationships with close friends and family  <b>Goal 1:</b> Meet or call each person at least twice a month.  <b>Goal 2:</b> Have a friend or couple over for dinner once per month.	<b>A:</b> Live a Writers Life  <b>Goal 1:</b> Earn at least \$500 per month from freelance articles written for major magazines.  <b>Goal 2:</b> Write at least 3 articles for my Community Association newsletter.	<b>A:</b> Reach and maintain good physical fitness so I can enjoy a healthy lifestyle  <b>Goal 1:</b> Take at least 6000 steps per day.  <b>Goal 2:</b> Do 30 minutes of strength training at least 3 times per week.
Top 5 Core Values	Key Performance Indicators		
Quality relationships Financial security Health Helping others Freedom	<b>KPI:</b> Connection Invitation accepted 80% of the time	<b>KPI:</b> Income Earn an extra \$24 K /year	<b>KPI:</b> VO2 Max Score is 37 or greater





# LEARN TO SKATE PROGRAM



Braeside  
Community  
Association

Calgary, Alberta

**STARTING:  
JANUARY 14, 2024**

**9:00 AM / 6 CLASSES**

- ✓ Little Seeds (Parented)  
Ages 3-5
- ✓ Little Seeds (Non-Parented)  
Ages 5-12
- ✓ Swizzle Sticks (Advanced)  
5-12



**Registration  
Now Open**

IN PARTNERSHIP WITH  
**LITTLE  
LEMONS**  
SPORTS INC.



# Braeside Community Membership Application

Valid September 1, 2023 – August 31, 2024

Family Information:

Children (First & Last Name)

Address:

Phone #:

Postal Code:

Email:

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

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

## Payment Options

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

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

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

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

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

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

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

Signed:

Dated:

**THANK YOU FOR YOUR SUPPORT!**

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

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

### Thursdays

#### Beginners

6:15 pm - 6:45 pm

#### Colour Belts (ages 7 and up)

7:00 pm - 8:00 pm

Train karate at any of our clubs

### Braeside Community Center

11024 Braeside Drive SW



FOLLOW US ON



ALL CANADIAN KARATE UNION

403-232-0228

### SCAN HERE TO VIEW ADDITIONAL BRAESIDE CONTENT

News, Events,  
& More



Crime  
Statistics



Real Estate  
Statistics





## 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



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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.

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**www.OakridgeDenture.com**

**403-251-1522**

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

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

# Volunteer Call Out

Do you ever envision a vibrant, thriving community that hums with energy and goodwill? The pulse of such a place beats through the hearts and actions of its residents. It's time to weave this vision into reality through the force that is volunteering.

## The Spark of Transformation

Every great community has a secret ingredient: passionate individuals willing to roll up their sleeves and create change. Enter the heart of our community association - a nexus of opportunity, a platform for transformation, and a haven for those eager to make a difference.

## Why Volunteer?

Volunteering isn't just about giving your time; it's an investment in our shared future. It's a chance to be a part of something greater than us, to nurture the roots of our community, and to witness the blossoming of positive change firsthand.

## The Impact of Your Actions

Think about it: a few hours a week could mean a child's smile, a cleaner park, a more connected neighbourhood. Volunteering creates a ripple effect, touching lives far beyond what we can imagine.

## How You Can Contribute

Whether you're a master organizer, a creative visionary, a tech guru, or a compassionate listener, there's a place for you here. From event planning to outreach, administration to mentorship, your unique skills and passions can be the driving force behind our collective progress.

## The Call to Action

We stand at the threshold of a new chapter and the pen is in your hands. Join us as we script a tale of unity, growth, and community pride. Volunteer your time, your ideas, and your enthusiasm. Together, let's paint the canvas of our community with vibrant hues of positive change!

## Get Involved Today

Don't wait for change, be the catalyst! Email [operations@braesidevyc.ca](mailto:operations@braesidevyc.ca) to sign up for a volunteer position or committee role today!

*Kimberley Jordan/Operations Manager*  
Braeside Community Association



# Smile with Confidence



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.

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Phone: (403) 640-4000 | [info@appledentalgroup.ca](mailto:info@appledentalgroup.ca)  
[www.appledentalgroup.ca](http://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.

# BARKER'S

• FINE DRY CLEANING •

## PICK UP & DELIVERY SERVICES

403-282-2226

## 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, 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 15<sup>TH</sup> TO MARCH 15<sup>TH</sup>** at [www.gofoothills.ca](http://www.gofoothills.ca)



# Get Noticed

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[www.jacksonandjacksonlandscaping.ca](http://www.jacksonandjacksonlandscaping.ca)

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INCLUDING SMALLER IN-HOME PROJECTS

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**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](http://www.jacksonandjacksonlandscaping.ca)



# OPEN HOUSE



**FEBRUARY 10, 2024**  
**10 am – 2 pm**



[visitus@stmu.ca](mailto:visitus@stmu.ca)

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



## Hate Your Renewal Rate? Call Me!

Expert advice  
Excellent rates  
Many options  
Better mortgages



**ANITA** **403-771-8771**  
[anita@anitamortgage.ca](mailto:anita@anitamortgage.ca)

Licensed by Avenue Financial

# BUSINESS CLASSIFIEDS

For business classified ad rates contact Great News Media at 403-720-0762 or [sales@greatnewsmedia.ca](mailto: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."

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## BEST PICTURE

Oscar season is an exhilarating time of year. With so many categories and nominees, it can be hard to keep track of what's going on! One thing of note is that only three animated films have ever been nominated for Best Picture. Up, Toy Story 3, and Beauty and the Beast in 1991 which was the first ever animated Best Picture nomination.



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Saturday:	8AM - 2PM

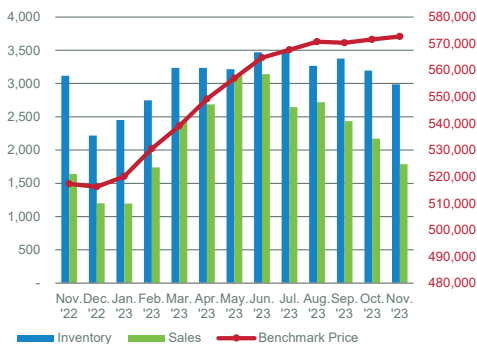
## 2023 CALGARY MARKET REVIEW ANOTHER RECORD-SETTING YEAR

Building on the momentum we've experienced over the past few years, 2023 was another busy year for Calgary real estate with price gains continuing their upward trend as inventory levels remained historically low. Compared to October 2022 levels, prices are up an average of 9.7% depending on market segment, and the three Bank of Canada interest rate increases this year have had a relatively muted impact on buyer demand.

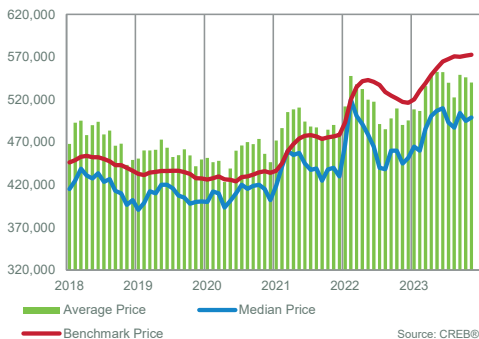
Strong migration has been a primary driver in the market conditions. In fact, Alberta has set a new record for population growth: between July 1, 2022 and July 1, 2023, we welcomed more than 184,000 people to the province which represents a gain of over four percent and brings our population to an estimated 4.7 million people.

If you been considering buying or selling, please drop us a line to chat about the best strategies to navigate these complex market conditions!

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