

MAY 2024

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your BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



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LEN T WONG + ASSOCIATES



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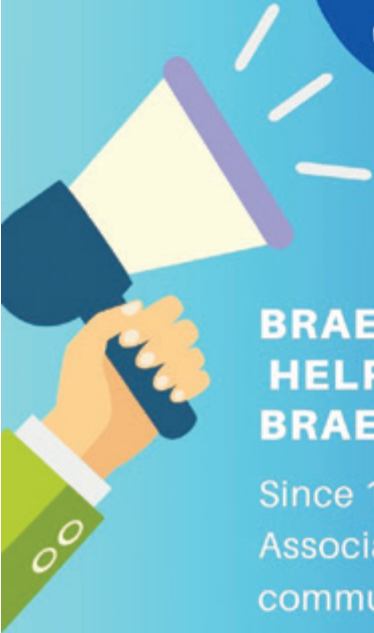
Email len@lenthong.com

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

		Properties		Median Price	
		Listed	Sold	Listed	Sold
March	24	9	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
June	23	27	22	\$414,950	\$454,000
May	23	18	17	\$275,000	\$330,000
April	23	11	7	\$424,000	\$460,000

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

BRAESIDERS, WE ARE LAUNCHING SURVEY!



BRAESIDE WE WANT YOU!!! HELP SHAPE THE FUTURE OF BRAESIDE

Since 1967, the Braeside Community Association has been supporting our amazing community! As our neighbourhood evolves we are inviting you to be a part of the conversation!

JOIN US FOR THE SURVEY KICK OFF

Community Connect Event

May 11th 2-4pm

@ The Braeside Community Association

- *Local Food*
- *Entertainment*
- *Music and more!!*



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



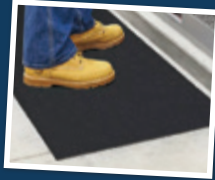
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- Quick turnaround times

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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OFFICIAL



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Service Call Fee



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official-plumbing-heating.ca



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

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

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 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!

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!



PLEASE JOIN US PLAYING



Cards in the Community

ALL YOUR FAVORITE CARD GAMES

FRIDAY, 17 MAY 2024, 6-8PM

11024 BRAESIDE DR SW
BRAESIDE COMMUNITY ASSOCIATION

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403-251-1522

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

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

Providing Services in English and Spanish

Window and Balcony Safety

from Alberta Health Services

With the return of warmer weather, Emergency Medical Services (EMS) would like to remind parents and caregivers of an often-overlooked hazard in the home – access to open windows. Every year, paramedics respond to emergencies where a child has fallen from an open window, often from the second floor. These can be avoided by following safety measures. Take the time to assess potential hazards in your home before a preventable fall occurs.

Windows and Screens

- Prevent access to windows by moving furniture such as cribs, beds, stools, and change tables out from under them.
- Keep drapery cords out of children's reach. Wrap excess cord around cleats, or tie-downs to avoid a choking hazard.
- Remember, screens are not safety devices. They are designed to keep bugs out, not children in.

Balconies

- Do not underestimate a child's ability to climb. Furniture and other items stored on balconies and decks can be used to climb resulting in falls over the railing.
- Ensure that your balcony railings are not more than 10 cm (4 inch) apart. This will eliminate access between the vertical bars of a balcony, or deck.

Further Prevention Tips

- Toddlers and preschoolers are at highest risk of falling from a window, or balcony, but it may happen at any age.
- Direct supervision of children is the single most effective way to prevent falls from windows and balconies.
- Install safety devices which limit the distance in which a window can open to a maximum of 10 cm (4 inches).
- Ensure the safety device can be released quickly, so the window can be used for escape in case of emergency.
- Consider purchasing a portable air conditioner, which will enable windows to stay closed and secure.

EMS is proud to be a member of the Partners Promoting Window and Balcony Safety. Take time to assess your home for window and balcony hazards and eliminate the risks before a preventable fall occurs.

MAY THE FOURTH BE WITH YOU

The original Star Wars trilogy could have ended very differently if George Lucas had gone with his first idea. Luke Skywalker almost took a dark detour following in his father, Darth Vader's footsteps. Ultimately, the team decided against this and good prevailed over the dark side.

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



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A LIFETIME OF EXPERIENCE

FAMILIES

Fresh Food Fridays Are Coming to Braeside!

Exciting news! Braeside Community Association is launching a grassroots initiative to bring fresh, local foods right into our community. Introducing Fresh Food Fridays! Starting June 14 and running through to September 27, we'll be collaborating with local vendors to offer a variety of fresh, delicious options every Friday, right here in our parking lot.

Are you a fresh food maker in our community? We'd love to support your business! Send an email to operations@braesideeyc.ca for an application and join us in making Fresh Food Fridays a vibrant and tasty success! Let's build a healthier, more connected community together.



Word of the Month

Salubrious: adjective (sa-lu-bri-ous)

Something which encourages or is beneficial to a person's well-being or health.

The couple had a salubrious session with their therapist.



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 effectively annihilates 99% of bacteria and viruses upon contact, encompassing both odor-causing bacteria and those responsible for various illnesses, such as staph infections.

CALL US TODAY AT

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calgaryfreshjock.com

COMING SOON!

PLAY STREET HOCKEY!

NHL STREET is the official youth hockey league of the NHL providing kids across North America an opportunity to learn and play hockey

SPRING/SUMMER 2024 - BRAESIDE COMMUNITY ASSOCIATION!



NHL
STREET
BGC RCX SPORTS



VOLUNTEER COACHES NEEDED!

We can't do it without you!

WANT MORE INFORMATION ON THIS FUN COACHING OPPORTUNITY??

TO APPLY:
email: expansionsservices@bgefoothills.com
Subject: volunteer recruitment

COED STREET HOCKEY!!

Eligible to Boys & Girls
(Grades 6-11)
**Games will take place once weekly at the Braeside community association

**REGISTER AT:
REGISTRATION IS FREE!**

Good Food Box

Order by

May 27th

Pick up

June 5th

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

Email: gfb@braesideyyc.ca

Coed Street Hockey in Braeside!

Volunteer coach information for if you are interested and want to know more about it.

FAQ

Q: Where are these games taking place?

A: At the Braeside Community Centre (11024 Braeside Dr SW) in the outdoor rink!

Q: What is the time commitment like?

A: Each league game is an hour.

There are three leagues that run every Thursday evening at the Braeside Community Centre.

There is 15 minutes of set up before the leagues and 15 minutes after for take down.

The overall commitment is three and a half hours per week at each location, or one hour for one league.

Q: What kind of experience do I need?

A: Do you love hockey? Do you know a bit about the game (enough to coach or at the very least be around kids you can teach)?

Main Responsibilities:

- Arrive 15 minutes early to ensure set up of rink with hockey equipment (hockey nets, sticks, balls).
- Organize the one hour of the street hockey play (practice and game time).
- Communicate with your team through the Team Snap portal – it's easy!
- Stay 15 minutes after practice/game to put hockey equipment away (hockey nets, sticks, balls).
- Be the keeper of the keys for the equipment storage at the Community Association.

Requirements:

- First Aid and completion of a Criminal Record Check.

Other Things to Note:

- The Community Association allows full access to washrooms.
- The Community Association will store all our hockey equipment.
- The league runs for eight weeks.

Issues can be brought to the Manager of Expansion Services at BGC Calgary and Foothills at any time.

Have more questions? Want to apply? Email expansionservices@bgcfoothills.com.

Programs and Services at the BCA

Mondays

Escentrics 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+).



READY FOR
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CLASS?

Thursdays at 5:30PM

11 Sackville Drive SE
Southwood Community Centre

403-630-5756



Mary's Festival

June 1 • 11 am - 4 pm

St. Mary's University Campus
Outdoor Games • Food Trucks
Entertainment • Face Painting
Marketplace • Family Fun

Get your tickets:
stmu.ca/event/marys-festival/




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Call us now
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Email us
info@jacksonjackson.ca
contact@jacksonjackson.ca



www.jacksonjackson.ca

Use Your Water Meter to Check Your Home for Leaks

by the City of Calgary

Together, we can make every drop count during this drought. Using your water meter to check for leaks, inside and outside the home, is one way you can do your part to use water wisely.

Using your meter to check your home for leaks is easy:

1. Turn off all taps and water-using appliances – inside and outside your home.
2. Watch the flow register on the face of the meter. The register could look like a gear or a needle depending on the model of meter you have.
3. If it keeps turning, you have a leak somewhere in your house.
4. Check all water devices, such as your toilet, taps, humidifier, hot water heater, and water softener.

To learn more about common sources of household water leaks, including some helpful repair tips, visit calgary.ca/waterguide.



mybabysitterlist

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.

Egg-Mazing Race Event Recap

The Egg-mazing Race in Braeside saw an impressive turnout as 128 eager racers embarked on a thrilling adventure through the community. The event, which funneled down to 35 teams, showcased the vibrant spirit of the neighbourhood, and highlighted a few local businesses.

Participants explored various establishments, including popular spots like Second Cup, Flower Chix, and Scotiabank, adding an exciting element of discovery to the race. Along the way, racers encountered challenges and clues, testing their teamwork and problem-solving skills.

One of the highlights of the event was the visit to Butterfield Acres Baby Petting Zoo, where attendees were delighted by the presence of adorable baby pigs, bunnies, and goats. The interactive experience provided a heartwarming break from the race, allowing participants to connect with nature amidst the excitement.

In addition to the exhilarating race, attendees were treated to a feast of delicious food options. From the savory delights of Viet 2 Go and The Burrito to the tantalizing flavours of Mexican cuisine, there was something to satisfy every craving. For those with a sweet tooth, Lemay's Kettle Corn offered delectable treats that added an extra dash of flavour to the festivities.

Overall, the Egg-mazing Race in Braeside was a resounding success, bringing together members of the community for a day of fun, adventure, and camaraderie.



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



Do you know a young person thinking about suicide?

Skills for Safer Living is a free four-week support group program for youth ages 12-24 with thoughts of suicide and their caregivers.

Learn more: www.suicideinfo.ca/workshops



JOKE OF THE MONTH

WHAT DO YOU CALL A LAZY KANGAROO?
A POUCH POTATO!



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How to Create Personal Happiness

by Nancy Bergeron, R.Psych. | info@nancybergeron.ca



Creating personal happiness is a multifaceted journey that varies for each individual. The following are some tips to guide you to a more fulfilling and content life:

1. Self-Awareness – Understand yourself. What are your values, strengths, weaknesses, and what already makes you feel happy. Think about how you show up in the world. Read a book or listen to a podcast on emotional intelligence.

2. Positive Mindset – Cultivate a positive outlook on life. Focus on gratitude, optimism, and self-compassion. Smile more and give compliments. It's okay to acknowledge unhappy times and feelings, accept them and then move on.

3. Healthy Relationships – Seek to surround yourself with supportive, positive people who uplift you, encourage your growth, and contribute to your happiness. Become friends with yourself. Go out to dinner or a movie alone.

4. Work-Life Balance – Create healthy boundaries around working hours and away from work disconnection. Prioritize activities that bring you joy and fulfilment outside of your work and work responsibilities. Create weekly structure and habits.

5. Self-Care – Take care of your physical, emotional, and mental well-being. Focus on exercise, nutrition, sleep, and stress management. Slow down and breathe. Journal your thoughts and feelings. Spend less time on socials and your phone.

6. Set Goals – Establish realistic and meaningful goals. Ensure these align with your personal values, character, and aspirations. Remember to celebrate your progress and milestones along the way. Avoid comparing yourself to others. What you see outwardly may not be as it seems. Plan something new, like a trip, to look forward to.

7. Be Mindful and Present – Practice mindfulness to stay in the moment. Appreciate the small things happening daily. Declutter your space. A disorganized, cluttered space creates anxiety and can be distracting.

8. Contribute – Find a purpose. Seek the fulfilment of giving back to others. Volunteer, practice random acts of kindness, or support a cause you believe in. Having things to do keeps your mind engaged leaving less time for rumination.

9. Learn and Grow – Seek opportunities for personal and professional development. Learning new things and personal growth significantly contribute to happiness. Trying new things is also a great way to meet new people.

10. Acceptance – Embrace imperfections and accept yourself as you are, while also striving for growth and improvement. Accept the things you have the power to change and let go of the ones that are out of your control. It's okay to fail. Learn to let go and practice forgiveness. Forgiveness is for you, not the other. Holding onto resentments is like drinking poison and expecting the other to die.

Personal happiness is an ongoing journey. You don't have to do it all alone. Seek support from friends, family, coaches, mentors, or mental health professionals along the way.

SCAN HERE TO VIEW ADDITIONAL
BRAESIDE CONTENT

News, Events,
& More



Crime
Statistics



Real Estate
Statistics



**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

**JOIN THE
COMMUNITY
ASSOCIATION
TODAY!**

FAMILY \$25
SENIOR \$15



2023-2024
*Memberships
Available*

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.

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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.

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BUSINESS CLASSIFIEDS

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.

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.

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.

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.

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.

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.



the Gutter Doctor 403-714-0711
gutterdoctor.ca

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Hours of Operation

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



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BRAESIDE 2024 Y-T-D MARKET STATISTICS

Single Family Homes:

2 active listings – average list price \$791,998 with 8 DOM

15 sold listings since Jan 1, 2024 – average sale price \$666,617 with 17 DOM

Condos/Townhouses/Attached:

2 active listings – average list price \$479,000 with 26 DOM

9 sold listings since Jan 1, 2024 – average sale price \$413,150 with 23 DOM

Apartments:

4 active listings – average list price \$207,487 with 41 DOM

3 sales since Jan 1, 2024 – average sale price \$228,833 with 36 DOM



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

OPPORTUNITY KNOCKS!



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

REALTOR SPOTLIGHT



**Grant
Hunter**

Grant Hunter was born and raised in Calgary and has been blessed with the opportunity to work with thousands of Calgarians over the past 42 years! Grant learned the importance of having a happy customer by providing service above and beyond. Throughout Grant's career, he has consistently received numerous awards as one of the top MLS Agents in Calgary. Grant is very proud that over 90% of The Home Hunters' business comes from repeat clients and referrals. When Grant isn't working, he is spending time with his wife Cathie, family and friends in Calgary, at Sylvan Lake or in Phoenix, watching hockey and football, snowboarding, golfing or working out at the gym. He is an avid "foodie" and loves to try new recipes on his BBQ and smoker! Grant is a dedicated family man and real estate professional and focuses on filling every day with positive and fulfilling experiences for everyone he is with!

YOUR BRAESIDE RESIDENT SPECIALISTS FOR 38+ YEARS!

CONTACT THE HOME HUNTERS REAL ESTATE GROUP AT 403-460-2211

EMAIL US AT INFO@THEHOMEHUNTERS.COM