BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER







(403) 281-4264

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Dr. Crystal Cobb is Joining the West Peaks Dental Team!

Dr. Cobb starts in January, call or scan the **QR** code to book an appointment with her today!





DISCREET & CONVENIENT TEETH STRAIGHTENING





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 discreetlu.



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.

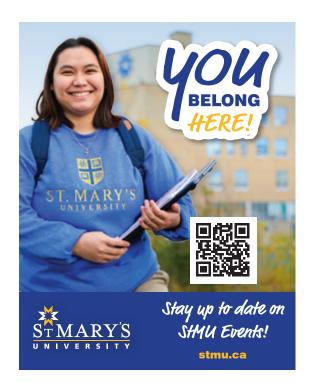




EXPLORE OUR WEBSITE

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All services provided by a general dentist









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: 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	president@braesideyyc.ca								
Vice President	Vacant	vicepresident@braesideyyc.ca								
Secretary and	Elsbeth MacPhee	secretary@braesideyyc.ca								
Community Programs										
Treasurer	Emily Hess	treasurer@braesideycc.ca								
Engagement and	Bill Dunning	bill@braesideyyc.ca								
Outreach	-									
Parks and	Michele Maurette	parks@braesideyyc.ca								
Green Spaces										
Governance	Jennifer Burgess	jennifer@braesideyyc.ca								
Garden and	Jim Jenkins	garden@braesideyyc.ca								
Ecosanctuary										
Communications	Vacant									
Memberships	Catherine Seymour	Catherine@braesideyyc.ca								
Operation Director	Gail Rawlinson	operations@braesideyyc.ca								
Staff										
Hall Manager	Karen MacDonald	hallrental@braesideyyc.ca								
Child Care	Louise Whitbread	childcare@braesideyyc.ca								
Resource Team										
Community	Cst. Chad Rausch	pol3693@calgarypolice.ca								
Resource Officer		403-428-6600								
NPC (Neighbourhood	Jenna Findlater	jenna.findlater@calgary.ca								
Partner Coordinator)										
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.





Garden Bed Project Plant Donation

A successful community plant donation closes the Garden Bed Project for this year.

We held our first plant donation on September 21 to great success. A total of ten people came out to donate 50 plants of 15 different types and dig holes to christen our two new beds.

Thanks to Brenda R., Brenda B., Brenda S., Janice J., Melanie, Amanda N., and Jim J. who supplied lilies, asters, hostas, elephant ears, irises, brown eyed susans, hens and chicks, narcissus, potentillas, and several more I lost track of, they were coming in so fast.

Thanks to Doug G., Matt S., Brenda R., and Amanda for the professional hole digging and Brenda S. for the placement expertise. Can't wait for spring to see how it looks. The plan for the second bed containing native pollinator species is almost finalized thanks to Karen, Brenda, and Dawn and will be planted next spring. You can contact the garden committee at garden@ braesideyyc.ca. We hold monthly meetings and will be starting a new round of projects for next year this month.







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CALL: 403-253-4232 EMAIL: programs@braesideyyc.ca



Membership Information

Did you know?

Braeside community members get:

- 10% off first order at Hungry Thaiger
- 10% off Mini Titans Camps and Programming
- 10% off at Boston Pizza Oakridge location (food only)

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!



So Are the Days of Our Lives

Days of Our Lives first aired on November 8, 1965, making it one of the longest-running soap operas! The original title sequence, voiced by actor MacDonald Carey, who played Dr. Tom Horton for nearly 30 years, is still used today!



SCAN HERE TO VIEW ADDITIONAL **BRAESIDE CONTENT**

News, Events, & More





Real Estate Statistics





Become A Member of the BCA

WHY BECOME A MEMBER:

- membership contributions go directly toward keeping Braeside vibrant and connected
- your support helps to maintain our icc rink and buildings.
- makes the Stampede BBQ, Halloween, Christmas and Easter celebrations possible

OTHER PERKS:

10% off at your first order at Hungry Thalger

- · 10% off Mini Titans camps and programs
- · 10% off food only at Boston Pizza Oakridge location only

TO BECOME A



PREFER TO REGISTER IN PERSON OR OVER THE PHONE

Office hours: 10am-3pm

Phone: 403-253-4232

Tuesday, Wednesday & Thursday Address: 11024 Braeside Dr SW



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FOR THE SOLUTION



Order by: Nov 11th Pick up: Nov 20th

Scan QR Code to place your order

Questions? email: gfb@braesideyyc.ca



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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.

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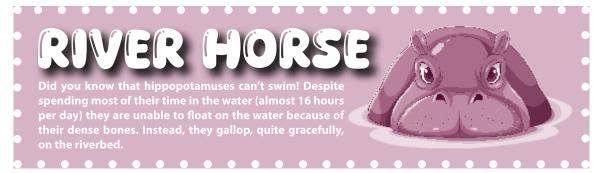
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PR HANDYMAN: All exterior repairs and renovations: fences, decks, railings, stairs, sheds, garages. Prep/place/repair all styles of concrete/parging. All interior repairs/renovations: drywall, paint, plumbing. Kitchen and bathroom renovations, basement renovations. No job too small! Seniors' discount. Fully-insured. Sheldon, 403-975-5562.









BRAESIDE COMMUNITY REAL ESTATE ACTIVITY

Properties Median Price Listed Sold Listed Sold September 24 17 8 \$574,900 \$577,450 **August** 24 12 15 \$499.888 \$490,000 24 July 10 11 \$376,763 \$384,000 24 June 16 12 \$559.950 \$581.875 24 16 15 \$429,900 May \$445,800 April 24 13 11 \$469.900 \$480,000 March 24 7 10 \$517,500 \$610.125 **February** 24 15 10 \$494,900 \$488,750 **January** 24 8 \$577,450 \$582,500 December 23 3 7 \$389,900 \$399,900 November 23 \$580,000 \$615,000 **October** 10 13 \$419,900 \$422,000

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

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Dr. Crystal Cobb is Joining the West Peaks Dental Team!

Dr. Cobb starts in January, call or scan the QR code to book an appointment with her today!

Book Now



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BRAESIDE 2024 Y-T-D MARKET STATISTICS

Single Family Homes:

5 active listings – average list price \$718,540 with 50 days on market 40 sales since Jan 1, 2024 – average sale price \$671,537 with 20 DOM

Condos/Townhouses/Attached:

8 active listings – average list price \$405,400 with 27 DOM 55 sales since Jan 1, 2024 – average sale price \$376,986 with 23 DOM

Apartments:

2 active listings – average list price \$264,900 with 11 DOM 11 sales since Jan 1, 2024 – average sale price

\$231,044 with 30 DOM







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

SELLING YOUR HOME? BE PREPARED!

To realize top dollar and ensure a smooth process, it is a good idea to obtain expert real estate advice. Here are a few suggestions to start preparing your home for the market in advance:

- 1. Create Space buyers are usually looking for more space. Consider removing unnecessary furniture and cleaning out your closets, storage rooms and garage.
- 2. Freshen Up once you have cleared out any clutter, paint walls with a neutral colour such as an off-white. This will cover old wall marks and freshen up your home.
- 3. Fix It Up buyers want to move into a house where all mechanical systems are fully functional. Have your furnace and air conditioning unit serviced and cleaned, plus fix any plumbing leaks.
- **4. First Impressions** be sure that your home looks appealing from the street. In winter, shovel and clean your sidewalks. In summer, cut your lawn, trim shrubs and plant some flowers in the garden beds for colour. Curb appeal is important and you only have one chance to make a good first impression!
- 5. Call us for our expert real estate advice and personalized service.

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.

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

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