




NOVEMBER 2024

DELIVERED MONTHLY TO 2,380 HOUSEHOLDS

# your BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



 Suite 205, 125 Oakmoor Pl SW  
 (403) 281-4264  
 westpeaksdentalsuite.ca

Book Now



**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



*"Your Oral Health  
Is Our Priority"*



#### COMFORTABLE:

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



#### PREDICTABLE RESULTS:

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



#### INVISIBLE APPEARANCE:

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



#### SHORTER TREATMENT:

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



#### REMOVABLE:

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



#### IMPROVED ORAL HEALTH:

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



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• All services provided by a general dentist

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Stay up to date on *StMU Events!*

[stmu.ca](http://stmu.ca)

**BRAESIDE COMMUNITY ASSOCIATION**

**VETERANS FOOD DRIVE**

HELP FEED CALGARY'S VETERANS

Donations collected at:  
11024 Braeside DR SW

**WHAT WE NEED?**

**UNEXPIRED & NON PERISHABLE FOOD ITEMS**

Collecting for the entirety of Oct & Nov

Did you know???

We accept food donations all year round in the lobby of the Braeside Community Association

**Holiday MARKET & EVENT\***

Join us for a festive gathering filled with joy, laughter, and holiday cheer! Save the date and keep an eye on our social media and website for more details!

**SATURDAY**

**NOVEMBER 30 10:00 AM - 3:00 PM**

11024 Braeside Drive SW

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# BRAESIDE COMMUNITY ASSOCIATION

## Contacting The Braeside Community Association

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

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

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

We now have new office hours: Tuesday, Wednesday, and Thursday hours: 10:00 am to 3:00 pm. Monday and Friday by appointment only. Board meetings are held every third Tuesday of the month in the Lower Hall Board Room. Meetings are open to all Braeside community members. If you have issues or concerns you would like to raise at a board meeting, please call our office or email us to be added to the agenda.

### 2024 Board of Directors

President	Jennifer Smith	<a href="mailto:president@braesideyyc.ca">president@braesideyyc.ca</a>
Vice President	Vacant	<a href="mailto:vicepresident@braesideyyc.ca">vicepresident@braesideyyc.ca</a>
Secretary and Community Programs	Elsbeth MacPhee	<a href="mailto:secretary@braesideyyc.ca">secretary@braesideyyc.ca</a>
Treasurer	Emily Hess	<a href="mailto:treasurer@braesideyyc.ca">treasurer@braesideyyc.ca</a>
Engagement and Outreach	Bill Dunning	<a href="mailto:bill@braesideyyc.ca">bill@braesideyyc.ca</a>
Parks and Green Spaces	Michele Maurette	<a href="mailto:parks@braesideyyc.ca">parks@braesideyyc.ca</a>
Governance	Jennifer Burgess	<a href="mailto:jennifer@braesideyyc.ca">jennifer@braesideyyc.ca</a>
Garden and Ecosanctuary	Jim Jenkins	<a href="mailto:garden@braesideyyc.ca">garden@braesideyyc.ca</a>
Communications	Vacant	
Memberships	Catherine Seymour	<a href="mailto:Catherine@braesideyyc.ca">Catherine@braesideyyc.ca</a>
Operation Director	Gail Rawlinson	<a href="mailto:operations@braesideyyc.ca">operations@braesideyyc.ca</a>

### Staff

Hall Manager	Karen MacDonald	<a href="mailto:hallrental@braesideyyc.ca">hallrental@braesideyyc.ca</a>
Child Care	Louise Whitbread	<a href="mailto:childcare@braesideyyc.ca">childcare@braesideyyc.ca</a>

### Resource Team

Community Resource Officer	Cst. Chad Rausch	<a href="mailto:pol3693@calgarypolice.ca">pol3693@calgarypolice.ca</a> 403-428-6600
NPC (Neighbourhood Partner Coordinator)	Jenna Findlater	<a href="mailto:jenna.findlater@calgary.ca">jenna.findlater@calgary.ca</a>
Ward 11 City Councillor	Kourtney Penner	<a href="mailto:ward11@calgary.ca">ward11@calgary.ca</a>

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

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## 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.





### Time to Renew Your Mortgage?

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# 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@braasideyyc.ca](mailto:garden@braasideyyc.ca). We hold monthly meetings and will be starting a new round of projects for next year this month.



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

**403-251-1522**

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



**Programs @ the BCA**

**Seniors Fitness** - drop-in  
Tuesday & Thursday  
9:30-10:30am

**Essentrics Fitness** - registered  
Monday  
6:30-7:30pm

**All Canadian Karate Union** - registered  
Thursday  
6:15-8:00pm

**Sportball: Instruction for Kids** - registered  
Tuesday & Sunday afternoons

**Taolist Tai Chi**® - registered  
Wednesday  
10:00-11:30am

Girl Guides  
Sparks  
Embers  
Pathfinders

CALL: 403-253-4232 EMAIL: [programs@braesideyyc.ca](mailto:programs@braesideyyc.ca)



## Membership Information

### Did you know?

Braeside community members get:

- 10% off first order at Hungry Thai
- 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!

## 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



## 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



Crime Statistics



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 fire rink and buildings
- makes the Stamped BBQ, Halloween, Christmas and Easter celebrations possible

### OTHER PERKS:

- 10% off at your first order at Hungry Thaler
- 10% off Mini Titans camps and programs
- 10% off food only at Boston Pizza Oakridge location only

### PREFER TO REGISTER IN PERSON OR OVER THE PHONE

Office hours: 10am-3pm

Phone: 403-253-4252

Tuesday, Wednesday & Thursday

Address: 11024 Braeside Dr SW

### SCAN THE QR CODE TO BECOME A MEMBER



**PROTECTING FAMILIES**

**PROTECTING FAMILIES**

**PROTECTING FAMILIES**

**IS YOUR WILL UP TO DATE?  
DO YOU HAVE AN ENDURING  
POWER OF ATTORNEY?  
DO YOU HAVE A  
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✓ House calls    ✓ Reasonable fees

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**FAMILIES**

**BRAIN GAMES**

**SUDOKU**

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

**SCAN THE QR CODE  
FOR THE SOLUTION**





# Good Food Box

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

**Order by: Nov 11th**

**Pick up: Nov 20th**

**Scan QR Code to  
place your order**



Questions?

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

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

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**BRAESIDE MORTGAGE BROKER:** Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita at 403-771-8771 | [anita@anitamortgage.ca](mailto:anita@anitamortgage.ca) | Licensed by Avenue Financial.

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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](http://www.communitymediation.ca), 403-269-2707.

HALL RENTALS

## BRAESIDE COMMUNITY ASSOCIATION

Contact us  
403-253-4232  
[operations@braesideyyc.ca](mailto:operations@braesideyyc.ca)

Rates starting at \$45/hr weekdays

Rates starting at \$60/hr weekdays

- Birthdays
- Retirements
- Celebrations of Life
- ACMS
- Family Reunions
- and more

Upper hall holds up to 240 people  
Lower hall accommodates 100 classroom style  
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📍 11024 Braeside DR SW



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## RIVER HORSE

Did you know that hippopotamuses can't swim! Despite spending most of their time in the water (almost 16 hours per day) they are unable to float on the water because of their dense bones. Instead, they gallop, quite gracefully, on the riverbed.





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	Properties		Median Price	
	Listed	Sold	Listed	Sold
September 24	17	8	\$574,900	\$577,450
August 24	12	15	\$499,888	\$490,000
July 24	10	11	\$376,763	\$384,000
June 24	16	12	\$559,950	\$581,875
May 24	16	15	\$429,900	\$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	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

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



# WEST PEAKS DENTAL SUITE

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



🏠 Suite 205, 125 Oakmoor Pl SW  
Calgary, AB T2V 4A3  
☎️ (403) 281-4264  
🌐 [westpeaksdentalsuite.ca](http://westpeaksdentalsuite.ca)



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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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