

OCTOBER 2024

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your BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



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*Guarantee is being offered by Greater Property Group.
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		Properties		Median Price	
		Listed	Sold	Listed	Sold
August	24	13	15	\$499,888	\$490,000
July	24	12	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	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

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

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BRAESIDE COMMUNITY ASSOCIATION VETERANS FOOD DRIVE

HELP FEED CALGARY'S VETERANS



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

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



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 Community Programs	Elsbeth MacPhee	secretary@braesideyyc.ca
Treasurer	Emily Hess	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
Memberships	Catherine Seymour	Catherine@braesideyyc.ca
Staff		
Hall Manager	Gail	operations@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.

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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. 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.

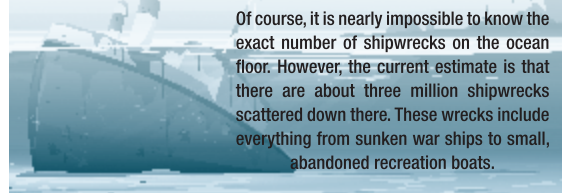
To place advertising in the *Braeside Bulletin*, contact Great News Media at 403-720-0762 or sales@greatnewsmedia.ca.

"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.



SHIPWRECKED



Of course, it is nearly impossible to know the exact number of shipwrecks on the ocean floor. However, the current estimate is that there are about three million shipwrecks scattered down there. These wrecks include everything from sunken war ships to small, abandoned recreation boats.



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 ice rink and buildings
- makes the Stampede BBQ, Halloween, Christmas and Easter celebrations possible

OTHER PERKS:

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

SCAN THE QR CODE
TO BECOME A
MEMBER



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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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



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!

BOO'S, BREWS & SCARY-OAKE

FRIDAY 25th OCTOBER
6-9pm

BRAESIDE COMMUNITY CENTRE
11024 BRAESIDE DR SW

Family Fun Halloween Party
Costume Contest, Scary-oake, Games, Treats and more!

Free for registered community members
\$5 for non-members

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<p>News, Events, & More</p>	<p>Crime Statistics</p>	<p>Real Estate Statistics</p>
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Get in Touch

☎ (403) 453-7747

📍 11201 30th Street SW

✉ info@cedarbraefamilydental.ca

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Hours of Operation

Monday: 12:00pm - 8:00pm

Tuesday: 8:00am - 4:00pm

Wednesday: 12:00pm - 8:00pm

Thursday: 11:00am - 7:00pm

Friday: 9:00am - 5:00pm

Saturday: 9:00am - 4:00pm

Sunday: Closed

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Events!

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403-253-4232

KARATE

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Beginners

6:15 pm - 6:45 pm

Colour Belts (ages 7 and up)

7:00 pm - 8:00 pm

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11024 Braeside Drive SW



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PHOTO CONTEST

Entry Deadline:
October 11th

#BeautifulBraeside photo
campaign is all about
celebrating the beauty of
our neighbourhood.

Send Photos To:

beautifulbraeside@braesideyyc.ca
(by submitting photos you give us
consent to use the photo with credit
to yourself).

Voting will be from
October 17 - 25
(Instruction to come)

You will have a chance
to vote for your
favourites which will be
featured in the
2025 Braeside
Calendar.





Order by: Oct 14th

Pick up: Oct 23rd

**Scan QR Code to
place your order**



Questions?

email: gfb@braesideyyc.ca

HALL RENTALS

BRAESIDE COMMUNITY ASSOCIATION

Contact us
403-253-4232
operations@braesideyyc.ca

Rates starting at \$45/hr weekdays

Rates starting at \$60/hr weekdays

- Birthdays
- Retirements
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- ACMS
- Family Reunions
- and more

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Board room seating up to 12

📍 11024 Braeside DR SW

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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.

BUSINESS CLASSIFIEDS

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.

CROWN RENOVATIONS: Beautiful kitchen, bathroom and complete basement renovations at affordable prices. Over 40 years' experience in quality renovations. Full service custom cabinetry manufactured in Calgary. Local, licensed, bonded, and insured. Free in-house estimates. Full house renovations. Check out our website at www.crownrenovations.com. Contact Susan at 403-801-1140 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, heat cables, window washing and pressure washing. 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.

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BRAIN GAMES SUDOKU

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

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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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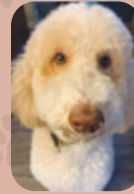
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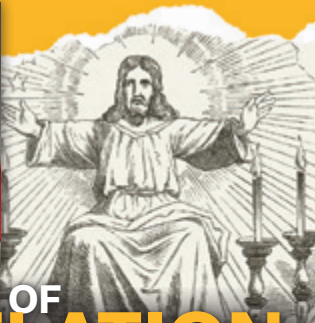


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BRAESIDE 2024 Y-T-D MARKET STATISTICS

Single Family Homes:

4 active listings – average list price \$745,450 with 42 days on market
35 sales since Jan 1, 2024 – average sale price \$676,074 with 20 DOM

Condos/Townhouses/Attached:

4 active listings – average list price \$497,175 with 64 DOM
40 sales since Jan 1, 2024 – average sale price \$415,819 with 22 DOM

Apartments:

1 active listing – list price \$199,987 with 127 DOM
11 sales since Jan 1, 2024 – average sale price \$228,090 with 35 DOM



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

PREPARE YOUR HOME FOR FALL & WINTER!

Now that summer is over, homeowners should focus on preparing their homes for the colder fall and winter months. Here are a few tips:

- Ensure your heating system is working properly. If it isn't, get it serviced.
- Clear your eavestroughs of leaves and branches so rain &/or snow can run through freely.
- Inspect your roof for missing, loose or damaged shingles and repair as soon as possible.
- Check the insulation in your attic to make sure it is adequate.
- Inspect your fireplace chimney and have it cleaned.
- Caulk anywhere moisture or dirt can enter the house.
- Store outdoor furniture to prevent rust or breakage.
- Fertilize and cut your lawn so it's well preserved.

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