

SEPTEMBER 2024

DELIVERED MONTHLY TO 2,380 HOUSEHOLDS

your BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



GET A QUOTE NOW

GROW YOUR BUSINESS

PLACE YOUR AD HERE AND PROMOTE YOUR BUSINESS

403-720-0762 | grow@greatnewsmedia.ca





CALL
TODAY

BACK TO SCHOOL



As kids start going back to school, they'll be faced with new classes, new teachers and new opportunities for sneaky tooth decay to develop! Get ahead of the class and book your dental check-up today!



GIVE US A CALL
(403) 271-2661




EXPLORE OUR WEBSITE
www.symmetrydental.ca

All services provided by a general dentist






OPEN HOUSE



OCTOBER 5, 2024
10 am – 2 pm



visitus@stmu.ca

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



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

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, New Brighton, 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.

INDOOR 2024/2025 REGISTRATION: Program details and online registration available **AUGUST 15TH TO SEPTEMBER 30TH** at **WWW.GOFOOTHILLS.CA**

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.

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.



Special General Meeting

All Braeside Community Association members are invited to attend a Special General Meeting that will take place as follows:

Date: September 25, 2024

Time: 6:30 pm

Place: Braeside Community Association
(11024 Braeside Dr SW)

Agenda: This meeting has been called to consider a special resolution to update the organization's bylaws.

Garden Update

Hi Everyone,

Maybe you noticed we've been doing some work in the garden area behind the BCA building and are probably wondering what is happening. Most of what you see is a result of our ActivateYYC project grant to develop two big garden beds on the brow of the hill.



In the middle of July, we had Youth Central Volunteers come in and help dig up the sod for the beds (to the right). After we take the stones out of the beds (16 buckets so far), the pile of garden dirt you see in the picture will go on the beds and we will start filling them up with native pollinator species and perennials in August/September.

This is part one of several projects we have planned to develop the area into a community gathering space to interact with nature. If you are interested in this project, we are always looking for volunteers, expertise, and opinions. Contact Jim at garden@braesideyyc.ca.



OAKRIDGE
DENTURE & IMPLANT
CENTRE



Oakridge Professional Centre
Suite 245, 125 Oakmoor Plaza SW
Beside the Oakridge Co-op Grocery Store

Personalized High-Quality Dentures from the Denturist Who Cares!

- New Complete and Partial Dentures
- Implant Denture Services
- Relines, Repairs and Adjustments
- Mouthguards
- Complimentary Consultations
- Direct Billing with Assignment Insurance Companies
- Referrals for Dental Implants
- Referrals to General Dentists



OakridgeDentureCentre@gmail.com

www.OakridgeDenture.com

403-251-1522

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



Girl Guides
Sparks
Embers
Pathfinders

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 Klds - registered
Tuesday & Sunday afternoons

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

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



Membership Information

Did you know?

Braeside community members get:

- 10% off first order at Hungry Thailer
- 10% off Mini Titans Camps and Programming

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!

PROTECTING FAMILIES

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



CAMERON LAW
A LIFETIME OF EXPERIENCE




PROTECTING FAMILIES

Crystal the Monkey



Did you know that Crystal the Monkey, the adorable Capuchin star from *Night at the Museum* and *We Bought a Zoo*, has her very own IMDb page? Yep, this talented lady has shared the screen with big names like Ben Stiller, Robin Williams, and Ken Jeong. Check out her page for more of her wild adventures in Hollywood!

**SCAN HERE TO VIEW ADDITIONAL
BRAESIDE CONTENT**

News, Events, & More	Crime Statistics	Real Estate Statistics
		

Braeside Community Membership Application

Valid through August 31, 2025



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 emailed 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!



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

#311A - 2525 Woodview Drive SW,
Calgary AB, T2W 4N4

📞 403-216-5421

✉️ Calgary.glenmore@assembly.ab.ca

It has been over a year since the 2023 election and since having the privilege of being the MLA of Calgary-Glenmore. I have met many of you at the doors and at community events across the riding – from Lakeview Family Day to Stampede events at Oakridge, Woodcreek, and Braeside to the JCC Sports Dinner to the Celebration of Multiculturalism at Glenmore Park to the Calgary Dragon Boat Festival.

I am grateful to Ward 11 and 13 Trustee Nancy Close who facilitated my visit to all Calgary Board of Education schools in the riding. I learned from our wonderful educators about the complexity in the classrooms. I also enjoyed a Latke Lunch at the Calgary Jewish Academy and toured Connect Charter school and met many of you at my first townhall at CKE community hall in January. I have had hundreds of conversations and learned so much from all of you.

We will continue to listen and represent you at the Alberta Legislative Assembly. The Calgary-Glenmore office is here to help you navigate provincial services, respond to notary requests within our provision, and address concerns related to provincial issues. I always welcome attending your local events and meeting more constituents so do not hesitate to invite us.

I look forward to seeing you at the family-friendly Calgary-Glenmore Bike-A-Palooza on Sept 22, 10:00am to noon at Heritage Park. Bring your friends and children and bike or walk with us along the pathway. Enjoy refreshments and enter to win prizes like an annual family pass to Heritage Park or passes to the Calgary Zoo and Glenmore Sailing Club. Please contact our office to sign up.

See you soon!

Nagwan Al-Guneid

MLA, Calgary-Glenmore

**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.

CALGARY FRESH JOCK: We expertly clean sports equipment including hockey, lacrosse, football, baseball, wrestling and more. Cleaned, disinfected & refreshed for better health and performance. Conveniently located at 109, 10836 24th Street SE, Calgary. Call 403-726-9301 to keep your sports gear in top shape. Equipment pick-up / drop-off service available.

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.

K2 BOOKKEEPING: Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

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.

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.

AFFORDABLE DENTAL CARE MINUTES FROM BRAESIDE! Dental care that's affordable, accessible, and essential. Minutes from Sundance. Accept and follow all dental Insurances. Tax Receipts on your cash portion. Direct Billing OAC. Non-corporate independent established 1989. No fluff, no frills! Canada Dental Care Plan welcome! Call today at 403-287-6453 or 403-272-7272. Visit www.calgarydentalcentres.com.

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.

BUSY BONNIE CLEANING: 26 years of house cleaning experience in Calgary. Dusting, vacuuming, mopping, bathrooms, kitchens, etc. I do my best to provide personalized, professional cleaning for homes and businesses - tailored to your needs. Roughly \$40 per hour (negotiable). References available upon request. Text 403-815-0033 or email labonda@hotmail.com to set up a free consultation.

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.

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.

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.

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.

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

Home exterior services. We do eavestrough cleaning, repairs, & installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, heat cables, power washing & window cleaning. 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!

ANNUAL BRAESIDE BACK TO SCHOOL BASH & Community Survey Celebration



Friday, September 13th
5:00PM - 8:00PM

Music, Dancing, Fresh Food Friday Market,
Games, 50/50 Draw, Food Trucks

Cleaning Services

- ✓ Dry Cleaning
- ✓ Tablecloths
- ✓ Napkins
- ✓ Table Skirts
- ✓ Chair Covers
- ✓ Massage Sheets
- ✓ Face Cradles
- ✓ Gym Towels
- ✓ Face Cloths
- ✓ Chef Coats
- ✓ Coveralls
- ✓ Microfibre Cloths
- ✓ Dish Rags

Mat Rentals

- ✓ Standard
- ✓ Waterhog
- ✓ Scraper
- ✓ Logo

Paper Products

- ✓ Tork Dispensers
- ✓ Paper Towel
- ✓ Centre Pulls
- ✓ Toilet Paper
- ✓ Facial Tissues

CALGARY MAT & LINEN SERVICES

Pick-Up & Drop-Off
Services



calgarymatandlinen.com | 403-279-5554

Good Food Box

<u>Order by</u>	<u>Pick up</u>	• (20-25lbs) Small - \$30
Sept 12th	Sept 20th	• (25-30lbs) Medium - \$35
		• (40-45lbs) Large - \$40

Email: gfb@braesideyycc.ca

KARATE

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

PLUMBER



PLUMBOB Father and Son

- ✓ Small Company
- ✓ Low Overhead, Great Rates
- ✓ Sewer and Drain Cleaning
- ✓ Free Estimates & Advice
- ✓ Hot Water Tank Specials
- ✓ Gas Fitter

Call Bob: **403-461-3490**



**WEIGHT
MANAGEMENT CLINIC**
★ **NOW OPEN** ★

MWM
Medical Weight
Management

• MEDICAL DIETS • PROTEIN SUPPLEMENTS • MEDICATION

403.278.3411

www.calgaryweightlossclinic.com





LEN T WONG + ASSOCIATES



BRAESIDE COMMUNITY REAL ESTATE ACTIVITY

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our
Innovative Consumer Programs

Virtual Tours

Guaranteed Sale Program*

Trade Up Program*

Blanket Home Warranty Program*

Accepting Crypto Currency

Call us to help you navigate through
the changing real estate world

Call or Text 403-606-8888

Email len@lentwong.com

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

		Properties		Median Price	
		Listed	Sold	Listed	Sold
July	24	12	11	\$376,763	\$384,000
June	24	17	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
August	23	15	15	\$499,900	\$479,250

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

BRAESIDE 2024 Y-T-D MARKET STATISTICS

Single Family Homes:

5 active listings – average list price \$704,760 with 37 days on market
34 sales since Jan 1, 2024 – average sale price \$671,072 with 17 DOM

Condos/Townhouses/Attached:

6 active listings – average list price \$481,433 with 26 DOM
39 sales since Jan 1, 2024 – average sale price \$418,553 with 21 DOM

Apartments:

1 active listing – list price \$231,494 with 96 DOM
8 sales since Jan 1, 2024 – average sale price \$225,686 with 34 DOM



(Statistics based on CREB MLS System listings on August 1, 2024)

CONSIDERING LISTING YOUR HOME FOR SALE IN THE NEXT 6-8 MONTHS?

Get those exterior photos done now! Blue skies and green grass always make a home look more appealing. Most buyers look online first, so great photos will make your home stand out, especially if you want to list and sell later in the fall or winter months. Call us today to book your FREE, custom exterior photoshoot before the weather turns, the leaves fall and the snow flies.



YOUR BRAESIDE RESIDENT SPECIALISTS FOR 38+ YEARS!



GRANT
HUNTER

STEVE
HUNTER

RANDY
KEYLOCK

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!

Call for our expert real estate advice and personalized service.

CONTACT THE HOME HUNTERS REAL ESTATE GROUP AT 403-460-2211
EMAIL US AT INFO@THEHOMEHUNTERS.COM