

APRIL 2025




DELIVERED MONTHLY TO 4,115 HOUSEHOLDS

# your BRAESIDE BULLETIN

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



**WEST PEAKS**  
DENTAL SUITE

 Suite 205, 125 Oakmoor Pl SW  
 (403) 281-4264  
 [westpeaksdentalsuite.ca](http://westpeaksdentalsuite.ca)

**Dr. Crystal Cobb is now accepting patients**

Dr. Cobb has joined the West Peaks Dental team!  
Scan the QR code below to book an appointment with our doctors.

**Book Now**





# WEST PEAKS DENTAL SUITE

Dr. Crystal Cobb is now accepting patients

Dr. Cobb has joined the  
West Peaks Dental team!

Scan the QR code below to book  
an appointment with our doctors.

Book Now



🏠 Suite 205, 125 Oakmoor Pl SW  
Calgary, AB T2V 4A3

☎️ (403) 281-4264

🌐 [westpeaksdentalsuite.ca](http://westpeaksdentalsuite.ca)



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PROTECTING FAMILIES

PROTECTING FAMILIES

**PROTECTING**

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POWER OF ATTORNEY?  
DO YOU HAVE A  
PERSONAL DIRECTIVE?**

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Location: **Palliser**

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**FAMILIES**



**SOCIAL HISTORY PROJECT**

We're looking for old photos, stories, or even just a chat with long-time residents who've seen our neighbourhood grow and change over the years. Send us a note at [braesidebeacon@braesideyyc.ca](mailto:braesidebeacon@braesideyyc.ca) or call 403-253-4232 to set up a time to chat.

**LET'S MAKE HISTORY TOGETHER!**



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720 3 Street NW  
May 9-19

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

Rotary   
Club of Calgary





# 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 fourth Wednesday each month in the Lower Hall Board Room from 6:00 to 8:00pm. 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.

### 2025 Board of Directors

President	Jenny Mae	<a href="mailto:president@braesideyyc.ca">president@braesideyyc.ca</a>
Vice President	Catherine	<a href="mailto:vicepresident@braesideyyc.ca">vicepresident@braesideyyc.ca</a>
Secretary	Vacant	<a href="mailto:secretary@braesideyyc.ca">secretary@braesideyyc.ca</a>
Treasurer	Emily	<a href="mailto:treasurer@braesideyyc.ca">treasurer@braesideyyc.ca</a>
Parks and Green Spaces	Jim	<a href="mailto:garden@braesideyyc.ca">garden@braesideyyc.ca</a>
Governance	Jennifer	<a href="mailto:jennifer@braesideyyc.ca">jennifer@braesideyyc.ca</a>
Memberships	Vacant	
Social Media	Matt	

### Staff

Operation Director	Gail	<a href="mailto:operations@braesideyyc.ca">operations@braesideyyc.ca</a>
Hall Manager	Karen	<a href="mailto:hallrental@braesideyyc.ca">hallrental@braesideyyc.ca</a>
Child Care	Louise	<a href="mailto:childcare@braesideyyc.ca">childcare@braesideyyc.ca</a>

### Resource Team

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



## 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."

Visit our website: [braesideyyc.ca](http://braesideyyc.ca) and follow us on Facebook at Braeside Community Association.



**9 PM  
ROUTINE**

**CALGARY  
POLICE  
SERVICE**

### CHECKLIST

- Remove valuables & garage door openers from vehicles
- Lock vehicles
- Close overhead garage door
- Lock door between garage & house
- Close & lock all external doors
- Ensure windows are shut
- Turn on exterior light

**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.

## MESSAGE FROM THE BOARD

Dear Braeside Community,

As we welcome spring, it's a great time to get moving and become more active in your community! There are so many ways to get involved.

On May 1, during National Volunteer Week, we will be inviting past, current, and future volunteers to join together in celebrating Braeside's 60th Anniversary.

We remain so very grateful for all the work that Braeside's volunteers and community members have done for our community. This year alone, 30+ volunteers and community partners have helped keep our ice rinks smooth, our book nook organized, our board and committees thriving, and our programming prospering.

If you've been feeling the itch but haven't scratched it yet, please reach out! [volunteer@braesideyyc.ca](mailto:volunteer@braesideyyc.ca).

With love,

*The BCA Board*



**Braeside Community Association**  
YOU BELONG  
EST. 1965

# TRIVIA NIGHT

**50'S, 60'S & 70'S- FOOD - DRINKS**  
**APRIL 3: 6- 8 PM**  
Rozzini's Restaurant & Pub- 11440 Braeside Dr SW

50/50 Raffle Draw @ 8pm  
(tickets must be purchased by 7pm)

Raffle Licence # 728870



## READY TO INCREASE YOUR CURB APPEAL?

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## SPRING OPEN HOUSE

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

**WEDNESDAY, MAY 14, 2025**  
6 - 8 pm • M100 • [stmu.ca](http://stmu.ca)

Coffee and snacks provided



## Seniors Social Hour



First Tuesday of every Month  
10:30-11:30am

Apr 1  
May 6  
Jun 3

Braeside Community Centre  
Lower Hall  
11024 Braeside Dr SW

Questions: 403-253-4232



## Word of the Month

**Ebullient:** adjective (ih-buhl-yuhnt)

**Liveliness, enthusiasm,  
overflowing with excitement.**

**He was in quite an ebullient mood.**





SENIORS SUPPORT  
CONNECTION  
EMPATHY IS THE WAY TO CHANGE

SENIORS

# WEDNESDAY WORKSHOP

Join us on **Wednesday April 30th from 1-2pm** in the **lower hall** for our workshop titled **"Simply Me" Dementia Part 1.**

This will be a 2 part series and the 2nd date will be May 28th from 1-2pm.

- ✓ **Understanding the challenges of ageing**
- ✓ **Living with dementia**
- ✓ **Caring for someone living with dementia**

**\$5 FOR BCA MEMBERS**

**\$10 FOR NON-MEMBERS**

Phone Number:  
**403-253-4232**

Website:  
**www.braesideyyc.ca**

**QUESTIONS:** ▶

**HALLRENTAL@BRAESIDEYYP.CA**

**Presenter**  
**Debbie Dunwell**



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**Order by: March 30th**

**Pick up: April 9th**

**Scan QR Code to  
place your order**



**Questions?**

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



## Senior's Fitness

### Bring a Friend Tuesday

Bring a friend on the first Tuesday of the month and they can try the class for free.

**Join Us**

**Tuesdays & Thursdays**

**9:30 - 10:30 am**

**10 times passes are \$50, no expiry**

**BCA Office Hours**  
Tuesday - Thursday  
10 am - 3 pm

**Questions:**  
Call 403-253-4232



## 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 Thai
- 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: 403-253-4232  
Tuesday, Wednesday & Thursday Address: 11024 Braeside Dr SW

### SCAN THE QR CODE TO BECOME A MEMBER







LEN T WONG + ASSOCIATES



## BRAESIDE COMMUNITY REAL ESTATE ACTIVITY

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**Email [len@lentwong.com](mailto:len@lentwong.com)**

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

		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	25	10	8	\$399,850	\$399,500
January	25	9	5	\$639,000	\$580,000
December	24	6	8	\$504,950	\$509,450
November	24	7	8	\$492,444	\$483,500
October	24	10	10	\$473,900	\$463,500
September	24	14	8	\$574,900	\$577,450
August	24	10	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

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



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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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[www.symmetrydental.ca](http://www.symmetrydental.ca)

• All services provided by a general dentist

## Honouring Braeside's History

There's something magical about the stories we carry in the community: the memories of first moving in, watching trees grow tall along our streets, and seeing children who once played in our parks now raising their own families. As our community celebrates its 60th anniversary, we are inviting you to preserve your precious memories as a part of our shared history!

We are launching a social history project that is designed to capture the heart and soul of our community. While we'll be digging into the city archives to support us, we know that many of the stories still live here in Braeside.

We are going to begin building a dedicated historical archive that will ensure these memories live on, inspiring both current residents and future generations. We are aiming to collect local photos and gather information about the area through written stories, conversations, and recorded memories. Together, these contributions will help paint a rich picture of our community's journey over the years.

To participate or learn more about the project, please contact Catherine at [braesidebeacon@braesideyyc.ca](mailto:braesidebeacon@braesideyyc.ca).

Thank you for being such an important part of our community's past, present, and future.



### COMMUNITY CLEAN UP

Join your neighbors for our community clean up on **Saturday May 10th from 10am-12pm.**

## EVENT SPACE FOR RENT

### Book a viewing today!

Please send in your requests for hall rentals using the online form at [www.braesideyyc.ca](http://www.braesideyyc.ca).

Call: 403-263-4232  
Email: [hallrental@braesideyyc.ca](mailto:hallrental@braesideyyc.ca)

## May 1, 2025

# Volunteer Appreciation Day

Come out and celebrate all our fabulous volunteers in the community!

**SAVE THE DATE!**

[www.braesideyyc.ca](http://www.braesideyyc.ca)



Saturday May 31st, 2025

# Garden Gathering & Picnic

Bring your chairs/blankets and your family and join us for a picnic gathering in the garden. Bring your own food or choose from the options on site.

Artisan Vendors | Food Trucks  
|Children's Activities  
|Concession |Outdoor Games



## HELP KEEP LOVE IN THE HOME

Reach out to us if you are a senior in need of dog care support, to volunteer with us, or for more information at [calgaryldr@elderdog.ca](mailto:calgaryldr@elderdog.ca).



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News, Events, & More



Crime Statistics



Real Estate Statistics



# BUSINESS CLASSIFIEDS

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*continued on next page*

# BUSINESS CLASSIFIEDS

## continued

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## YOUR CITY OF CALGARY

# Shaping Calgary's Future Through Community Engagement

by *The City of Calgary*

The Federation of Calgary Communities, in partnership with The City of Calgary, bring you Partners in Planning, a free, award-winning certificate program. Through a series of engaging events, residents are empowered to help shape the city's future. This year's program features workshops aimed at fostering collaboration and deepening community understanding of city planning. Here are some upcoming events:

### **Crafting Calgary: Planning Implementation Unveiled** **April 5, 9:00 am to noon** **Capitol Hill Community Association**

This workshop delves into the complexities of city planning, offering insights into how the City of Calgary implements change. Learn about the balance planners strike between policies, the Land Use Bylaw, and five community needs through various application reviews, including land use amendments and development permits.

### **Navigating Calgary's Blueprint: Understanding Planning** **May 31, 9:00 am to noon** **Capitol Hill Community Association**

Explore Calgary's planning framework and the legislative policies that guide it. This event covers the Municipal Development Plan, Local Area Plans, and how these policies work together to prepare Calgary for future growth.

### **Elective One: Built Forms Walking Tour** **June 22, 9:00 am to noon** **Marda Loop Communities Association**

Join this walking tour to learn about different built forms in low-density residential districts. Attendees will explore architectural elements and how they contribute to the urban fabric, highlighting how these elements enhance established communities.

Join the Federation of Calgary Communities and The City of Calgary for these insightful events and be part of shaping Calgary's future!



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🌐 [WWW.THEHOMEHUNTERS.COM](http://WWW.THEHOMEHUNTERS.COM)



## HOUSES WANTED IN BRAESIDE!

We are currently working with qualified buyers who are specifically looking to buy homes in Braeside. If you are considering selling your home in the future, it would be beneficial for you to contact us. Free evaluation with no pressure to list your property—but it is an excellent time to sell. There is always interest in our community and this year has been a busy market for both listings and sales. We are only a phone call away!



### BRAESIDE 2025 Y-T-D MARKET STATISTICS

#### Single Family Homes:

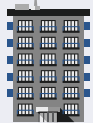
3 active listings – average list price \$803,267 with 106 days on market  
4 sold listings since Jan 1, 2025 – average sale price \$729,375 with 71 DOM

#### Condos/Townhouses/Attached:

4 active listings – average list price \$363,700 with 47 DOM  
4 sold listings since Jan 1, 2025 – sale price \$407,500 with 33 DOM

#### Apartments:

2 active listings – average list price \$224,994 with 63 DOM  
3 sales since Jan 1, 2025 – sale price \$204,167 with 107 DOM



(Statistics based on CREB MLS System listings on February 21, 2025)

**YOUR BRAESIDE RESIDENT SPECIALISTS FOR 39+ YEARS!**

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

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