

FEBRUARY 2025

DELIVERED MONTHLY TO 4,115 HOUSEHOLDS

# your **BRAESIDE BULLETIN**

THE OFFICIAL BRAESIDE COMMUNITY NEWSLETTER



**CAMERON LAW**  
A LIFETIME OF EXPERIENCE

**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**

**PROTECTING FAMILIES**

# KARATE

[www.acku.org](http://www.acku.org)

## Thursdays

Beginners (ages 4 and up)  
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**



**PROTECTING FAMILIES**

**IS YOUR WILL UP TO DATE?  
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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**



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Licensed by Avenue Financial

## Minus 40 Monster

*by Garth Paul Ukrainetz, Poet of the Blackmud Creek*

A monster is lurking behind my closed door  
Watching and waiting like winters before  
Icicle fangs, massive mouth open wide  
Will swallow me whole if I venture outside

My only protection is warm armour suit  
Thick socks, mittens, parka, long scarf and a toque  
I'll be eaten alive if I don't dress with care  
O that monster they call Minus 40, beware





# WINTER OPEN HOUSE

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



**SATURDAY,  
FEBRUARY 22, 2025  
10 am – 2 pm**



[visitus@stmu.ca](mailto:visitus@stmu.ca)

# OFFICIAL



**PLUMBING & HEATING**

- Plumbing Services
- Furnace Install & Repair
- Drain Cleaning
- Boiler Install & Repair
- Electrical

**\$50**

**Service Call Fee**



**403-837-4023**

[info@officialplumbingheating.ca](mailto:info@officialplumbingheating.ca)

[official-plumbing-heating.ca](http://official-plumbing-heating.ca)



## 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!

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Calgary, AB T2V 4A3

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



# 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         | Vacant    | <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            | Catherine | <a href="mailto:Catherine@braesideyyc.ca">Catherine@braesideyyc.ca</a>         |
| 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><br>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>                               |



## Queen B's Grammy Reign



With the Grammys on February 1, Beyoncé could surpass her own record of 32 Grammy wins, cementing her place as the most Grammy-awarded artist ever! Adding to this remarkable achievement, she has 11 nominations for the 2025 Grammy Awards, bringing her grand total to an incredible 99 nominations. Truly the Queen of the Grammys!

## 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.



**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.

## Cats, Canines, & Critters of Calgary



Basha and Molly, *Elbow Scene*



Daisy Nulo and Nulo Pickles, *McKenzie Towne*



Howie and Pepper, *Crestmont*



Tucker and Bentley, *McKenzie Towne*

To have your pet featured, email [news@mycalgary.com](mailto:news@mycalgary.com)

## Why Be a Member of the BCA Parks Committee? An Engagement Success Story!

In the fall of 2022, the City Parks Department unveiled their plan to remove four Braeside playgrounds, replacing two and reimagining the two other spaces. Braeside residents and members of the BCA board responded with concern and formed the BCA Parks Committee.

After a two-year input and engagement process with Parks, the committee was able to influence the design of the two new playgrounds and give input regarding a reimagined vision for Bradbury Drive and Brackenridge Road parks. The two playgrounds were replaced earlier in 2024, and construction began late 2024 on the reimagined areas.

Results of the 2024 community survey ranked the protection and stewardship of Parks and Green Spaces as a top priority for Braeside. You can make a positive difference in your community through the Parks Committee. We are generating our next set of ideas and would like to hear from you. Contact us at [parks@braasideyc.ca](mailto:parks@braasideyc.ca) or contact Jim at 403-991-3201 for information on how to get involved.





## 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



**HALL RENTALS**

## BRAESIDE COMMUNITY ASSOCIATION

Contact Us  
403-253-4232  
hallrentals@braesideyyc.ca

Rates starting at \$40/hr weekdays

Rates starting at \$60/hr weekdays

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

*Upper hall holds up to 240 people*

*Lower hall accommodates 100 classroom style*

*Board room seating up to 12*

🏠 11024 Braeside DR SW

## 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



## 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!**



**SCAN HERE TO VIEW ADDITIONAL  
BRAESIDE CONTENT**

News, Events,  
& More



Crime  
Statistics



Real Estate  
Statistics



# TRIVIA NIGHT

**80'S TRIVIA - FOOD - DRINKS  
FEB 6 : 6- 8 PM**

Rozzini's Restaurant & Pub  
11440 Braeside Dr SW

**BRAIN  
GAMES**

**SUDOKU**

|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
|   | 1 |   |   |   | 6 |   |   |
|   |   | 3 |   |   |   |   | 4 |
| 4 |   | 5 |   | 1 | 9 |   |   |
|   | 5 |   |   |   | 6 |   | 3 |
|   | 3 |   | 1 | 2 | 7 |   |   |
| 8 |   | 1 | 3 |   |   |   | 7 |
|   |   |   | 9 | 6 | 8 | 3 | 7 |
| 3 |   |   |   |   |   | 8 |   |
|   |   | 8 |   |   |   |   | 2 |

**SCAN THE QR CODE  
FOR THE SOLUTION**



## CRIME STATISTICS

### Braeside Crime Activity was Up in November 2024

The Braeside community experienced 4 crimes in November 2024, in comparison to 0 crimes the previous month, and 6 crimes in November one year ago. Braeside experiences an average of 4.1 crimes per month. On an annual basis, Braeside experienced a total of 49 crimes as of November 2024, which is down 33% in comparison to 73 crimes as of November 2023. To review the full Braeside Crime report visit [brae.mycalgary.com](http://brae.mycalgary.com).

*How To Report Crime In Braeside: Dial 911 for emergencies or crimes in progress. For non-emergencies dial (403) 266-1234. To report a crime anonymously, contact Crime Stoppers at 1-800-222-8477 (Talk, Type or Text), submit tips online at [crimestoppers.ab.ca](http://crimestoppers.ab.ca), or text tttTIPS to 274637.*



# OPEN MIC NIGHT


THURSDAY MARCH 6  
6:30-9PM

Music • Stand-up • Poetry

Braeside Community Centre - Lower Hall  
11024 Braeside Dr SW

Hosted By Flo's Vocal Arts Studio  
For more information contact:  
403-397-6737

# Word of the Month



**Eudaemonia:**  
*noun (yoo-di-moh-nee-uh)*

Happiness, well-being, good spirit.

*We are all trying to experience Eudaemonia.*

# Good Food Box



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

Order by: Feb 18th  
Pick up: Feb 26th

Scan QR Code to place your order



Questions?  
email: [gfb@braesideyyyc.ca](mailto:gfb@braesideyyyc.ca)



# Getting Active in the New Year

by Alberta Health Services

The New Year is a perfect opportunity to embrace healthier habits and prioritize well-being. You can start today.

Start by finding activities you enjoy, whether it's jogging, swimming, lifting weights, or joining a fitness class. Make movement a regular part of your routine. Although adding more activity to your life may seem overwhelming, it helps to start small. Make one lifestyle change that helps you move more regularly at an effort level that matches your current condition.

### One Step at a Time

Walking is a great way to be active. For most people, walking is a safe activity, and it helps make the bones stronger and keep the joints healthy. It can make you feel less tired and can put you in a good mood. To help get into the habit of walking, try wearing a pedometer for a day or even a week. At the start, you might be surprised to see how few steps you take each day. To boost your daily step count, make simple changes in your daily routines like:

- Park a few blocks away from work and walk.
- Take the stairs instead of escalators or elevators.
- Walk in your neighbourhood before or after supper. Start with short walks and slowly increase the distance. Set new goals when you're ready.
- Invite a friend or family member to join. You may find you can walk longer when you walk with another person.

Remember, some activity is better than none. The more you do, the better. Finding activities you enjoy and that are practical is an important first step to becoming active.

### Get Outside!

Spending more time being active outdoors offers many benefits like boosting your mental health, increasing energy, or lowering your risk of diabetes, heart disease, and some types of cancer. Although Alberta winters can be difficult because of the shorter days, cold weather, and snow and ice, there are many reasons to still get outside. Check out hard-to-reach places on snowshoes or skis or go skating outside. Being outdoors more can also make you feel good about your community.

### It Doesn't Have to Be Hard

Most people who dance, swim, play tennis, or go hiking do these activities because they enjoy them. Having fun is good for your health. Taking part in an activity that you enjoy will help you relax and help lower your stress. It will help you feel good about yourself, which is good for your mental health. Physical activity doesn't have to be hard to be good for your body. If you don't like going to a gym, do something outside or walk in a mall.

**What activity appeals to you?** Try to find an activity you enjoy doing by yourself or with others. If you like what you're doing, you'll probably keep doing it. Find out about activities in your community to try new things and learn new skills.

**Physical activity can help you live better as you grow older.** Staying active will help you reach, bend, lift, carry, and move around easier, so you can keep doing things you like to do. The more you sit or lie around, the stiffer your joints get. Stretching and strength exercises will keep your muscles and joints moving and help stop falls and injuries.

**Being active is safe for most people.** Start slowly and work your way up. If you aren't sure about how much activity you can do, talk to your healthcare provider.

**Physical activity doesn't need to be dull or boring.** Do activities you enjoy more often. You may be surprised how quickly you start to feel stronger and like you have more energy.





# 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.



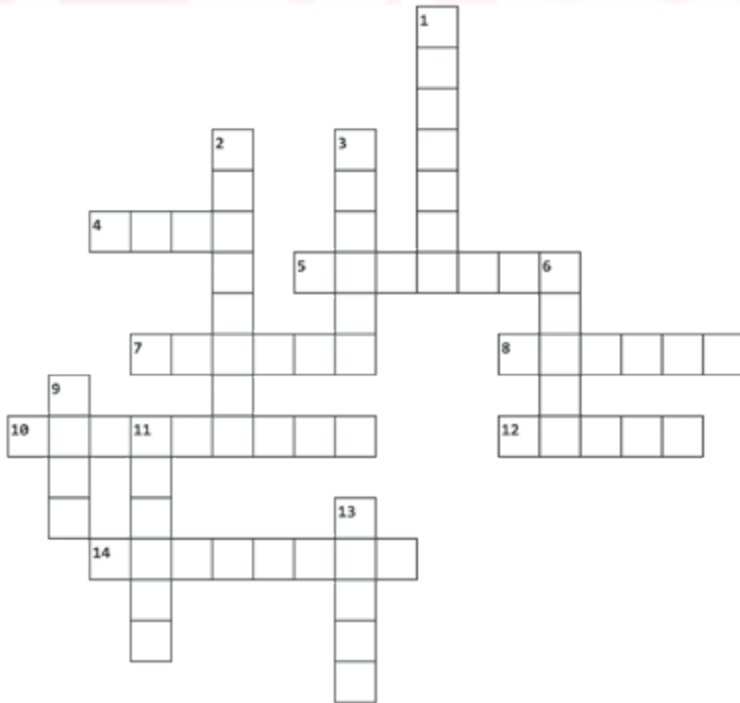
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• All services provided by a general dentist

# February Crossword



## Across

- Canadian filmmaker, Denis Villeneuve's sci-fi adventure film \_\_\_\_\_: *Part Two* first premiered in February 2024.
- Fleetwood Mac's best-selling album, \_\_\_\_\_, was released on February 4, 1977, featuring songs such as "Dreams" and "Go Your Own Way".
- Born on February 1, 1994, England-born pop sensation, Harry \_\_\_\_\_ rose to fame as part of a boy band before going off on his own.
- On February 21, 1948, the National Association for Stock Car Auto Racing, best-known as \_\_\_\_\_, was founded.
- Something that is typically given to a significant other or friend(s) during the month of February.
- February is National \_\_\_\_\_ Month, highlighting the importance of cardiovascular health.
- Singer-songwriter and multi-instrumentalist, Joni \_\_\_\_\_, was inducted into Canada's Juno Hall of Fame on February 5, 1981.

## Down

- In February of 1917, this famous Spanish artist, best known for Cubism made his first trip to Italy.
- February's purple birthstone, the \_\_\_\_\_ is believed to be a symbol of protection.
- The Grammy Award-winning song "No \_\_\_\_\_" by TLC was released on February 2, 1999.
- 2025's Chinese Zodiac is this slippery, slithery creature.
- Angie Thomas' young adult bestseller, *The \_\_\_\_\_ U Give* was originally published on February 28, 2017.
- Canadian actor, \_\_\_\_\_ Page, was born on February 21, 1987, in Halifax, Nova Scotia.
- \_\_\_\_\_ History Month was made official by U.S. President Gerald Ford in 1976 and is observed every February.





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## YOUR CITY OF CALGARY

# ChargeYYC: Helping Calgarians Install EV Chargers in Multi-Residential Buildings

by The City of Calgary



The City of Calgary opened ChargeYYC for applications on January 28! This pilot program is designed to support residents living in apartments, townhouses, rowhouses, and other multi-residential buildings to install electric vehicle (EV) chargers. This initiative is part of The City's commitment to prepare for the future of low carbon mobility.

Building owners and property managers can apply into Phase One of the program for financial incentives of up to \$4,000 to develop a plan to install EV chargers in their buildings. ChargeYYC aims to simplify the process and reduce the costs associated with EV charger installations, making it easier for more Calgarians to own electric vehicles.

Motor vehicles are a major contributor to Calgary's greenhouse gas emissions, making programs like ChargeYYC essential for achieving the city's climate goals. The first phase of the program focuses on planning, with future phases offering additional financial incentives for installation.

For more details and to apply, visit [calgary.ca/chargeyyc](http://calgary.ca/chargeyyc).



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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.

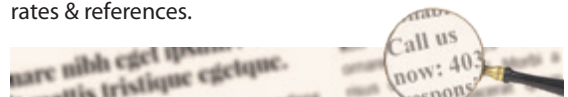
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LEN T WONG + ASSOCIATES



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Terms and Conditions Apply.

|              | Properties |      | Median Price |           |
|--------------|------------|------|--------------|-----------|
|              | Listed     | Sold | Listed       | Sold      |
| December 24  | 7          | 8    | \$504,950    | \$509,450 |
| November 24  | 7          | 8    | \$492,444    | \$483,500 |
| October 24   | 11         | 10   | \$473,900    | \$463,500 |
| September 24 | 16         | 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 |
| February 24  | 15         | 10   | \$494,900    | \$488,750 |
| January 24   | 8          | 6    | \$577,450    | \$582,500 |

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

# PLUMBER



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



### GET READY FOR THE SPRING MARKET!

Historically, annual property values are highest in the spring and summer markets, and the expectation is the same for 2025. If you are considering selling your current home, or an investment property, maximize your equity by working with us! Here are some reasons why you should contact The Home Hunters Real Estate Group to list and sell your home:

- *Expert negotiation strategies & skills (puts more money in your pocket)*
- *Decades of experience & expertise in Braeside*
- *Intimately familiar with all styles & types of property and Certified Condominium Specialists*
- *Use "tried & true" home marketing strategies with our "proven marketing plan"*
- *In-depth interpretation of market data, buyer feedback and various land use designations (zoning)*
- *Vast experience with virtually any selling scenario – we've seen it all!*
- *Specialized knowledge relating to property renovations & home value enhancement*
- *Staging guidance & recommendations*
- *Connected to many helpful resources which facilitate a convenient & smooth home selling experience*

## YOUR BRAESIDE RESIDENT SPECIALISTS FOR 39+ YEARS!

### BRAESIDE 2024 MARKET STATISTICS

#### Single Family Homes:

54 sold listings in 2024 – lowest sale price \$500,000; average sale price \$661,313; highest sale price \$890,000

#### Condos/Townhouses/Attached:

59 sold listings in 2024 – lowest sale price \$269,000; average sale price \$414,540; highest sale price \$532,500

#### Apartments:

12 sold listings in 2024 – lowest sale price \$192,500; average sale price \$229,916; highest sale price \$265,000



(Statistics based on CREB MLS System listings on December 31, 2024)



GRANT  
HUNTER

STEVE  
HUNTER

RANDY  
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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**  
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