

MARCH 2025

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		Listed	Sold	Listed	Sold
January	25	10	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
February	24	15	10	\$494,900	\$488,750

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

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 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	president@braesideyyc.ca
Vice President	Catherine	vicepresident@braesideyyc.ca
Secretary	Vacant	secretary@braesideyyc.ca
Treasurer	Emily	treasurer@braesideyyc.ca
Parks and Green Spaces	Jim	garden@braesideyyc.ca
Governance	Jennifer	jennifer@braesideyyc.ca
Memberships	Vacant	
Social Media	Matt	

Staff

Operation Director	Gail	operations@braesideyyc.ca
Hall Manager	Karen	hallrental@braesideyyc.ca
Child Care	Louise	childcare@braesideyyc.ca

Resource Team

Community Resource Officer	Cst. Chad	pol3693@calgarypolice.ca 403-428-6600
NPC (Neighbourhood Partner Coordinator)	Jenna	jenna.findlater@calgary.ca
Ward 11 City Councillor	Kourtney	ward11@calgary.ca



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."

Visit our website: braesideyyc.ca and follow us on Facebook at Braeside Community Association.



Birthday Sunflowers



On Vincent van Gogh's 134th birthday, March 30, 1987, his painting "Sunflowers" sold for a whopping £22.5 million! Talk about a priceless birthday tribute. Van Gogh, born in 1853 in Groot-Zundert, Netherlands, never saw fame in his lifetime, but his art now blooms in value like his beloved sunflowers.

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.



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 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



Alley to Dog Park Traffic Survey Completed

The BCA initiated a study to address residents' concerns regarding the back alley, between 110 and 111 Avenues, commonly used to access the off-leash dog park. In December, Robert and Doug canvassed the 42 affected homes, leaving pamphlets at those not at home, and appreciate the 55% who readily voiced their experiences and concerns. The alley is a high-traffic, paved corridor, with three access/egress points (west-end at 111 Ave, east-end at 110 Ave, and the midpoint at Bradford Street) and a parking lot at the off-leash dog park, all of which we think makes this a "unique alley" within the city.

100% agreed that volumes are very high, with 73% indicating speeding to be excessive and unsafe, and 82% declaring that alley traffic failing to stop or at least yield to the incoming traffic at the Bradford Street junction has resulted in near misses.

The results were presented to Jenna, Braeside's Neighbourhood Partnership Coordinator, our liaison to the city departments that will ultimately be involved in implementing changes and mitigating problem. The aim is to have the city address high-speed driving and parking issues affecting residents. Additional data (e.g., prowlers, dogs, trash) were included in our report.

Please call 9-1-1 or the CPS Non-Emergency number (403-266-1234) to report any suspicious activity.

SUPPORT TRAFFIC CALMING	Counts out of 23 surveys completed			
	Yes	Maybe	No	No Opinion
Speed Bumps	15	1	5	2
Stop (or Yield) Signs at Bradford St	13		7	3
Speed Signs	19		1	3
(other) Gate Installations	2	1	1	
(other) Make Alley "One-Way"	3			
Police Traffic Enforcement	6		10	7
Bylaw Parking Enforcement	3			
(other) Temporary Radar	1			
(other) Install Convex Mirrors at junctions	1			
Dog Park (parking closure to Brazeau Cr)	2			
Dog Park (direct overflow to Brazeau Cr)	3			
Dog Park (move parking lot off of 14th St)	1			





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

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Tuesday, Wednesday & Thursday Address: 11024 Braeside Dr SW




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March 12 - April 30

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BCA MEMBERS RECEIVE A 10% DISCOUNT

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BRAESIDE COMMUNITY CENTRE
11024BRAESIDE DR SW



FIND YOUR BALANCE

YOGA

SPRING SESSIONS

MARCH 10 - APRIL 23
MONDAYS - 5:30 PM - 6:15 PM

MARCH 11 - APRIL 29
TUESDAYS - 5:30 PM - 6:15 PM

MARCH 12 - APRIL 30
WEDNESDAYS - 5:30 PM - 6:15 PM

8 CLASSES - \$128
BCA MEMBERS RECEIVE A 10% DISCOUNT

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MESSAGE FROM THE BOARD

On January 27 the BCA was excited to host our 2025 Annual General Meeting.

Our AGMs are so much more than a meeting. Our board is always excited to welcome community members into our space and share the work we have been doing over the past year. This year was an especially exciting year as we were able to put into action the updated bylaws we passed at our Special General Meeting last year and share the results of our strategic planning work.

Some of the Key Outcomes of the Formal Part of the Meeting Included

- Update from our President
- Enhanced programming including community markets, a welcome campaign for new residents, and youth programming
- New governance principles and policies, including updated bylaws
- Renewed facility space (boardroom improvements, as well as childcare flooring and office space updates in the fall of 2024)
- Parks Committee success working with the city to reimagine two park spaces
- Significant Garden Committee accomplishments including the aspen birdhouse building project (45 birdhouses built by the community), two new garden beds, a plant donation event, started a seed library, built four gathering benches
- The purchase (and enjoyment!) of a new Gravely ice sweeper
- Two much needed raises for childcare staff and an updated employee review process
- Job descriptions developed for key employee roles
- New partnerships forged with local businesses, plenty of donations received, and special discounts for our membership

An Update to Our Membership Structure

After over a decade, we decided to raise our rates slightly and add an “individual membership” category. The new membership categories are:

- \$30 Resident Family Membership - includes two voting adults
- \$20 Resident Individual Membership - includes one voting adult
- \$20 Seniors Membership - includes two voting adults

These new rates will apply at the start of our fiscal year in September.

Election of Our New Board

Welcome to new and returning members of the BCA board - what a great team to head into 2025 with!

President: Jenny Mae

Vice President: Catherine

Secretary: Vacant

Treasurer: Emily Hess

Directors at Large: Matt, Jim, Jennifer

Following the formal meeting, we invited members upstairs for snacks, beverages, live music, and conversations. Were we also excited to launch our new website! Check out www.braesideyyc.ca to find out about all the cool events happening at your BCA.

Thank you to our amazing partners Rozzini's, The Italian Centre, and Print Calgary. And many thanks to Pork Salad Annie for their fun entertainment.

As the BCA Governance Director, I am grateful for all the community members who took time to attend our AGM and participate in this important democratic process. We work hard to listen to and represent all community members, and I hope you feel your voice was heard.

In Braeside you belong!

A Safety Update from Our Community Police Liaison

Braeside remains one of the safest communities in the city!

Regarding the recent bear spray incidents:

- Please report any information directly to the police
- Avoid meeting people alone for transactions, meet in public or at a police station
- Do not publish identifying information about suspects on social media



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.

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

Jelly Bean Dance

Friday, March 14

\$5/person for ages 5 & up
\$30/family

FREE for community members with a BCA membership

Concession with hot dogs, chips, drinks, and candy.

Fun for the whole family!



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MARCH 6: 6- 8 PM
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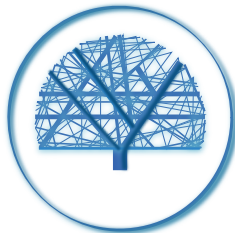
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02601	Panoramic X-Ray	\$106.61	\$106.61
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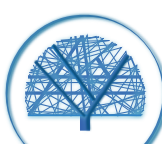
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Coffee and snacks provided



Seniors Social Hour



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

Feb 4
Mar 4
Apr 1
May 6
Jun 3

Braeside Community Centre
Lower Hall
11024 Braeside Dr SW

Questions: 403-253-4232



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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:
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****Please bring clean indoor shoes****

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Wednesday 1-2 pm
Thursday 1-2 pm



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POPULAR BIRCHWOOD AT 310 BROOKMERE ROAD SW



Nicely upgraded & beautifully maintained condo with over 1,100 sqft of development plus a lower-level rec room. Highlights include a spacious living room with a corner gas fireplace, 3 bedrooms, 1.5 baths, a gorgeous, private fenced courtyard & tandem parking at the front door. Steps to SLC & all the pathways in Braeside Estates. Why pay rent? Unbeatable value, just \$399,800.

BRAESIDE 2025 Y-T-D MARKET STATISTICS

Single Family Homes:

3 active listings – average list price \$803,267 with 88 days on market
3 sold listings since Jan 1, 2025 – average sale price \$765,000 with 87 DOM

Condos/Townhouses/Attached:

3 active listings – average list price \$369,333 with 45 DOM
2 sold listings since Jan 1, 2025 – sale price \$364,500 with 54 DOM

Apartments:

1 active listing
1 sale since Jan 1, 2025 – sale price \$210,000 with 139 DOM



(Statistics based on CREB MLS System listings on February 3, 2025)

YOUR BRAESIDE RESIDENT SPECIALISTS FOR 39+ YEARS!

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

EMAIL US AT INFO@THEHOMEHUNTERS.COM