

NOVEMBER 2025

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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

Office hours for Tuesday and Thursday: 9:00 am to 4:00 pm, Wednesday: 1:00 to 6:00 pm. 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	catherine@braesideyyc.ca
Secretary	Vacant	secretary@braesideyyc.ca
Treasurer	Emily	treasurer@braesideyyc.ca
Parks and	Jim	garden@braesideyyc.ca
Green Spaces		
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	Cst. Chad	pol3693@calgarypolice.ca
Resource Officer		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.



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MESSAGE FROM THE BOARD

Dear Braeside,

As the year wraps up, there's no slowing down at the BCA! We've got a lineup of events in November to bring our community together. Mark your calendars and join us when you can. Visit braesideyyc.ca for more information!

November 8 – BCA Book Sale | 10:00 am to 2:00 pm

Find your next great read and support the BCA!

November 28 – Adopt-A-Family Donation Deadline

Help a family in need this holiday season by donating items or cash at the BCA.

November 29 – Holiday Market | 10:00 am to 3:00 pm

Get your holiday shopping done early with unique gifts from local vendors.

Warm wishes,

Your BCA Board of Directors



Coffee and snacks provided

Seniors Social Hour

November 4
December 2

10:30-11:30am

Braeside Community Centre
Lower Hall
11024 Braeside Dr SW
Questions: 403-253-4232

Braeside Book Bazaar

11024 BRAESIDE DRIVE SW
WEDNESDAY'S
5-6PM
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FALL BOOK SALE

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Cash ONLY.

**Saturday Nov 8
10am-2pm**

www.braesideyyc.ca

EMERGENCY PREPAREDNESS WORKSHOP

Join us on **Wednesday
November 19th from
6:30-7:30pm** in the **lower
hall** for our workshop titled
Emergency Preparedness
hosted by **Rebecca Winkel**
of **Wink Safety Consulting**.

Wink Safety Consulting's mission is to
help families prepare for emergencies,
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QUESTIONS:

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403-253-4323



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**Presenter
Rebecca
Winkel**



Do you have yarn leftover from a knitting or crocheting project? A group of knitters who make slippers, lap blankets and afghans for the Red Cross, local nursing home and the homeless are in desperate need of more yarn. They will accept any quantity, colour or thickness. Donations can be dropped off at the community centre office or call the office at 403-253-4323 to arrange for pick up.

BOOK DONATIONS

We're accepting gently used hardcovers, paperbacks, and children's books to help keep our community reading.

✗ Please no magazines, cookbooks, or textbooks.

Books can be dropped off at the community center during the following office hours.

Tuesdays 10am-3pm

Wednesdays 10am-3pm

Thursdays 10am-3pm



11024 Braeside Drive SW

Building a Climate Resilient Future for Braeside



We had a lot of fun this year at the BCA eco-sanctuary. Planted 100s of flowers, moved a lot of mulch, dug a few holes, built planter benches and birdhouses, and ate some community grown apples. The greatest satisfaction was working as a team to bring the eco-sanctuary idea to life for the community. Hearing people comment on the progress, how good it looks and seeing them sit on the benches for a while to take it all in tells me we've got it right.

We are not nearly done yet! This fall we start building our birdhouse community and planning a number of climate ready additions for next year including rainwater collection, pollinator garden beds, community berry bushes, and shaded seating areas. Our goal is to turn the area into a climate resilient oasis for people to enjoy and learn about. If you would like to be a part of building this future, please contact Jim at garden@braesideyyc.ca. We'd love to have you participate your ideas. The garden committee meets once a month over the winter, spring, and fall seasons in the BCA building - 11024 Braeside Drive.

Braeside Community Centre
11024 Braeside Drive SW

HOLIDAY MARKET

November 29 10AM-3PM

Photos with Santa /
Concession /
Shopping / Crafts

Good FoodBox

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

Order by: November 30th
Pick up: December 10th

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Monday's
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BCA Members: \$50/ 10x pass
Non-Members: \$60/ 10x pass
Passes do not expire


Braeside Community Centre
11024 Braeside Dr SW

To purchase your Fitness Pass
visit: braesideyyc.ca or
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
- Family and senior members: Two votes at our AGM
- Individual members: One vote at our AGM
- Helps make the Stampede BBQ, Halloween, Christmas and Spring celebrations possible

OTHER PERKS:

- Member pricing on classes, programs & drop-ins
- Discounts on hall rentals
- 10% off Wok Box
- 10% off food only at Boston Pizza Oakridge location only
- 15% off Pi-Rho (Glenmore Landing)
- 10% off at your first order at Hungry Thaiger
- 10% off Mini Titans camps and programs

TO PURCHASE MEMBERSHIP:

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OR CALL 403-253-4232

August Office hours: 10am-3pm
Monday & Friday

Phone: 403-253-4232

Address: 11024 Braeside Dr SW



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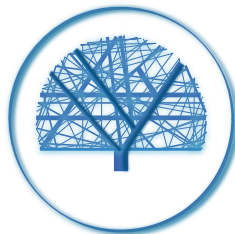
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02601	Panoramic X-Ray	\$106.61	\$106.61
11113	3 Units Scaling	\$250.53	\$250.53
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12112	Fluoride Treatment	\$36.05	\$36.05

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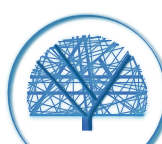
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**CARD & BOARD GAMES - MAHJONG - CANASTA
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More Information: 403-253-4232
To register: www.braesideyyc.ca



Book Nook Hours

Tuesday & Thursday
9:00am - 12:00pm

Wednesday
1:00pm - 6:00pm



**Braeside Community Centre
Office Hours**

Tuesday & Thursday
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Wednesday
1:00pm - 6:00pm



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Monday's – 7:45pm-8:45pm

Session 2: November 3 – December 15

Friday's – 10am-11am

Session 2: October 31 – Dec 12

BCA Members: \$100/session

Non-Members: \$120/session

Pre-registration required.

Register at braesideyyc.ca or call 403-253-4232

Braeside Community Centre – 11024 Braeside Dr SW

FIND YOUR BALANCE

YOGA

FALL SESSIONS

Session #2

NOVEMBER 3-DECEMBER 15
MONDAY'S - 5:30PM-6:15PM
MONDAY'S 9:00-9:45AM

NOVEMBER 5-DECEMBER 17
WEDNESDAY'S - 5:30PM-6:15PM

NOVEMBER 5-DECEMBER 17
WEDNESDAY'S - 9:00-9:45AM

OCTOBER 31-DECEMBER 12
FRIDAYS - 9:00-9:45AM (CHAIR YOGA)

7-week Sessions

BCA Members: \$100/session
Non-Members: \$120/session

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Ice Rink Volunteers Needed

Winter is coming, and that is not just a *Game of Thrones* title. Knowing the snow and cold are soon (if not already) upon us, your local rinks at the Braeside Community Centre will need to be built and maintained... and that's where you come in. Would you have some time (very flexible) to help out, and become a Braeside Ice Guardian (BIG)?

We flood mornings and/or evenings. There is some machine work done at times, training provided, and all that's needed from you is some enthusiasm and warm clothes (water-resistant preferred).

If interested, email Doug at rink@braesideyyc.ca.



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		Listed	Sold	Listed	Sold
September	25	19	14	\$407,400	\$402,000
August	25	7	7	\$649,900	\$630,000
July	25	10	10	\$629,000	\$632,500
June	25	13	9	\$439,900	\$420,500
May	25	18	15	\$599,000	\$607,000
April	25	16	13	\$468,700	\$475,000
March	25	6	9	\$509,999	\$500,000
February	25	10	8	\$399,850	\$399,500
January	25	8	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

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

BRAESIDE 2025 Y-T-D MARKET STATISTICS

Single Family Homes:

12 active listings – average list price \$675,692 with 16 days on market
42 sales since Jan 1, 2025 – average sale price \$711,152 with 35 DOM

Condos/Townhouses/Attached:

10 active listings – average list price \$381,470 with 25 DOM
37 sales since Jan 1, 2025 – average sale price \$379,974 with 32 DOM

Apartments:

0 active listings
12 sales since Jan 1, 2025 – average sale price \$230,292 with 51 DOM



(Statistics based on CREB MLS System listings on October 6, 2025)

SELLING YOUR HOME? BE PREPARED!

To realize top dollar and ensure a smooth process, it is a good idea to obtain expert real estate advice. Here are a few suggestions to start preparing your home for the market in advance:

- 1. Create Space** – buyers are usually looking for more space. Consider removing unnecessary furniture and cleaning out your closets, storage rooms and garage.
- 2. Freshen Up** – once you have cleared out any clutter, paint walls with a neutral colour such as an off-white. This will cover old wall marks and freshen up your home.
- 3. Fix It Up** – buyers want to move into a house where all mechanical systems are fully functional. Have your furnace and air conditioning unit serviced and cleaned, plus fix any plumbing leaks.
- 4. First Impressions** – be sure that your home looks appealing from the street. In winter, shovel and clean your sidewalks. In summer, cut your lawn, trim shrubs and plant some flowers in the garden beds for colour. Curb appeal is important and you only have one chance to make a good first impression!
- 5. Call us for our expert real estate advice and personalized service.**

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.

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