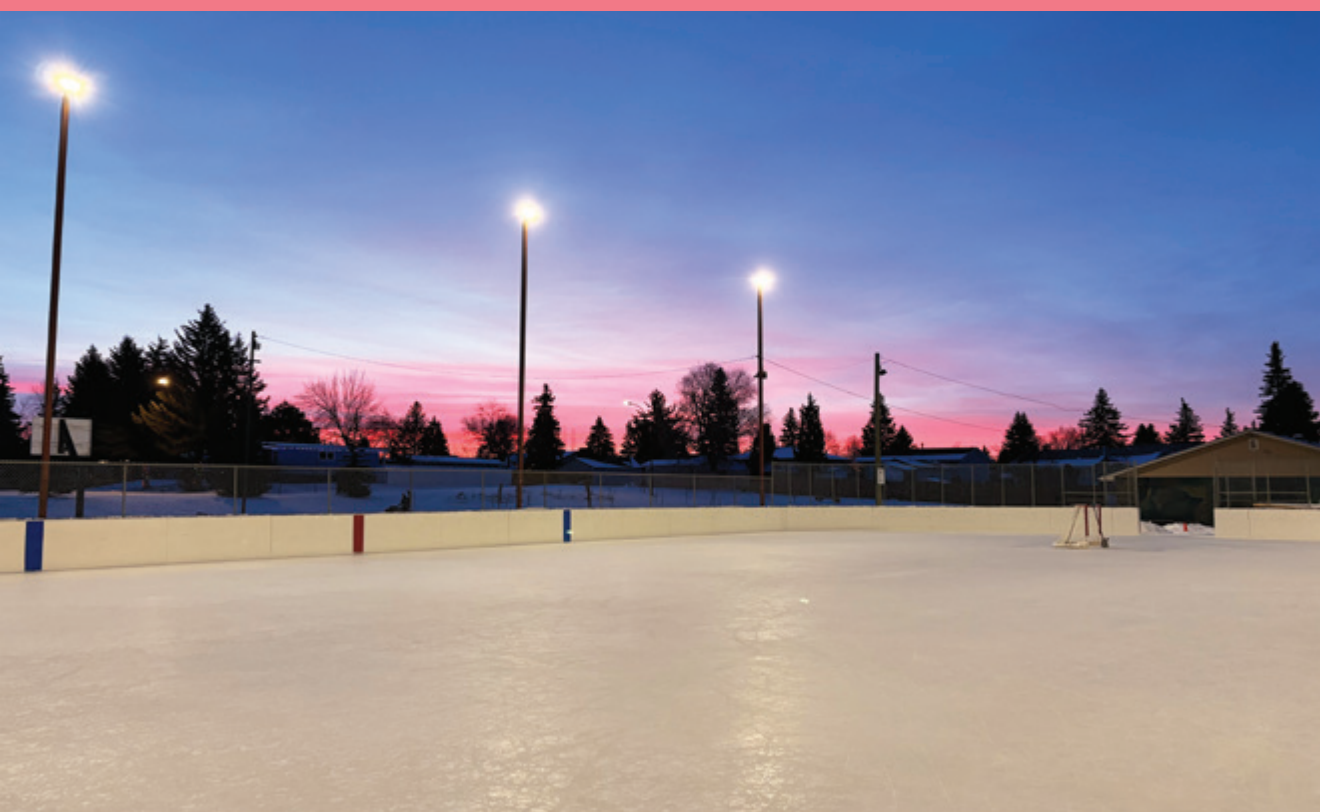


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| | | Properties | | Median Price | |
|-----------|----|------------|------|--------------|-----------|
| | | Listed | Sold | Listed | Sold |
| December | 25 | 6 | 6 | \$319,950 | \$306,000 |
| November | 25 | 10 | 4 | \$602,778 | \$622,500 |
| October | 25 | 8 | 8 | \$467,400 | \$461,450 |
| September | 25 | 12 | 14 | \$407,400 | \$402,000 |
| August | 25 | 6 | 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 |

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

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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 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 | Rob | 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.



SCAN HERE TO VIEW ADDITIONAL BRAESIDE CONTENT

News, Events, & More



Crime Statistics



Real Estate Statistics



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 neighbours,

February will have settled over our SW corner of Calgary, bringing longer light, and plenty of reasons to stay connected. Whether you are skating, walking the pathways, enjoying a warm drink at home, purchasing a \$1 book from our library, or shoveling your neighbour's sidewalk (or having someone do it for you!), this month is a good reminder that community carries us through.

We look forward to seeing familiar faces at upcoming events and activities at the BCA, and to sharing more ways to stay involved as the year unfolds. Please visit our website to learn about what's happening - braesideeyc.ca.

Thank you for continuing to make Braeside a welcoming, caring place to live. Wishing you a safe, cozy, and cheerful February.

With love,

The BCA Board



BRAIN GAMES

SUDOKU

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| | 4 | 6 | | | | 2 | 5 | |
| | | 7 | | 6 | | | | |
| | | | | | | 7 | 6 | 8 |

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FOR THE SOLUTION



Braeside Community Association

BEACH Party

Prize for best beach attire!

JELLY BEAN DANCE

Children under 10 must be accompanied by an adult.

MARCH 27 6-9PM

11024 Braeside
Drive SW

FREE for BCA members

\$5 for non-members

www.braesideeyc.ca

Braeside Community Centre
11024 Braeside Drive SW
403-253-4232

**YOUTH
SKIPPING
EVERY SUNDAY**
1:15-2:15pm



Register Here:

January 4 to March 29
(No class Jan 18, Feb 15 or Mar 22)

\$140 for members (includes a skipping rope to keep)
\$160 for non-members (includes a skipping rope to keep)



Good FoodBox

Small (20-25lbs) - \$35
Medium (25-30lbs) - \$40
Large (35-40lbs) - \$45
Order by: February 14th
Pick up: February 25th

**Scan QR Code to
place your order**
Questions?
email: gfb@braesideyyc.ca



Yoga Class
Discover Balance and Inner Harmony
with our Yoga Classes!

Variety of Yoga Styles Mind-Body Connection Expert Instructors

\$100 for members \$120 for non members

| | | |
|---|---|---|
| Mondays 5:30-6:15pm March 9-April 20 No class April 6 | Wednesdays 5:30-6:15pm March 11-April 22 | Fridays 9:00-9:45am (chair yoga) February 27-April 17 No class April 3 |
|---|---|---|

Join us on a journey of self-discovery and rejuvenation as we guide you through ancient practices that harmonize the mind, body, and spirit.

REGISTER NOW 403-253-4232 www.braesideyyc.ca

**MEMBERSHIP
HAS PERKS!**

Membership includes:

- ✓ BCA programs and activities
- ✓ Hall Rentals for your events
- ✓ Two Adult Votes at the annual AGM (must have active membership for 30 days prior)

Exclusive Member Discounts:

- ✓ 10% off Food at Boston Pizza Oakridge
- ✓ 10% off Food at Wok Box Brae Centre
- ✓ 10% off first order at Hungry Thang
- ✓ 15% off Food at Pyrho Glenmore Landing
- ✓ 10% off Mini Titans camps & programs
- ✓ Free account for 1 year + \$50 credit for new accounts at Servus Credit Union

To buy your membership
visit: braesideyyc.ca
call: 403-253-4232



LINE DANCE LESSONS

Move, Meet & Inspire!

Our line dancing lessons are a great way to meet new people in the community and stay active.

\$100 for BCA members

\$120 for non-members

MONDAYS 7:45-8:45PM

MARCH 9-APRIL 27

No class April 6

FRIDAYS 11:00AM-12:00PM

MARCH 6-APRIL 24

No class April 3

REGISTER HERE:

www.braesideyyc.ca/programs

CONTACT US



11024 Braeside Drive SW
www.braesideyyc.ca
403-253-4232

Rink 2026

2025 didn't wrap-up quite the way the Braeside Ice Guardians (BIG) hoped. The catastrophic northwest water main break on December 30 led to Stage Four Outdoor Water Restrictions for us all, creating challenges no one expected, as all outdoor flooding was suspended!

We are three days in, at the time of this writing, and we're incredibly proud of the 200+ volunteer hours already poured into building, flooding, cleaning, and maintaining our three rinks. Thanks to that effort, skaters have enjoyed some really great ice so far, and we're optimistic it will carry us through.

We'll continue to maintain the rinks as best we can and will get creative with repairs where possible—even using melted snow when needed.

It's a tough situation but knowing how much these rinks mean to our community keeps us going. We hope you continue to enjoy them!

Our goal is to surpass last season's early closure, when on February 25 we surrendered to Mother Nature and the extended balmy conditions she threw at us.

Fingers crossed - stay tuned! Follow Us on Facebook (Braeside Rinks YYC) or Instagram (@braesiderinksyyc).



Cupid and the Mighty Bow

by Garth Paul Ukrainetz

Cupid has a plan they say
To change the world on Valentine's Day
The opposite of nuclear war
Where love bombs fall forevermore

Projectiles full of love's sweet glow
These arrows need a Mighty Bow
Creating new reality
Great river flows thru Calgary

The arrows launch like missiles fly
Around the world they'll fill the sky
London, Moscow, Houston, Seoul
From Mighty Bow they'll reach their goal

On city streets we'll look above
The mountains shall bring peace and love
Descending to all jaded land
From Mighty Bow and angel's hand

Yes, all is fair in love and war
A cherub stands on rivershore
Lil' Cupid has a plan they say
To change the world on Valentine's Day

Celebrity Simmons

Best known for his roles in films like *Whiplash* and *Spider-Man*, J.K. Simmons is considered one of the most prolific character actors of his generation. But did you know that since the late 1990s, on top of his great movie roles, Simmons has been the voice of the yellow M&M in the commercials? How deliciously fun!





Valentine's Day Paint Night

A night to wine, dine and design!

February 14, 2026

7 PM - 10 PM

\$60/members

\$70/non-members



braesideyyc.ca

11024 Braeside Drive SW

ESTATE PLANNING WORKSHOP

Join us on Wednesday **February 4th** from
6:00-7:00pm in the **lower hall** for our workshop
titled **Estate Planning** by **Cate Shipley** of
Raymond James.

Estate Planning: Protect Your Family & Your Legacy

Estate planning not only preserves your assets but
also helps your wealth with those you love.

**FREE FOR BCA MEMBERS
\$5 FOR NON MEMBERS**

BCA Phone Number:
403-253-4232

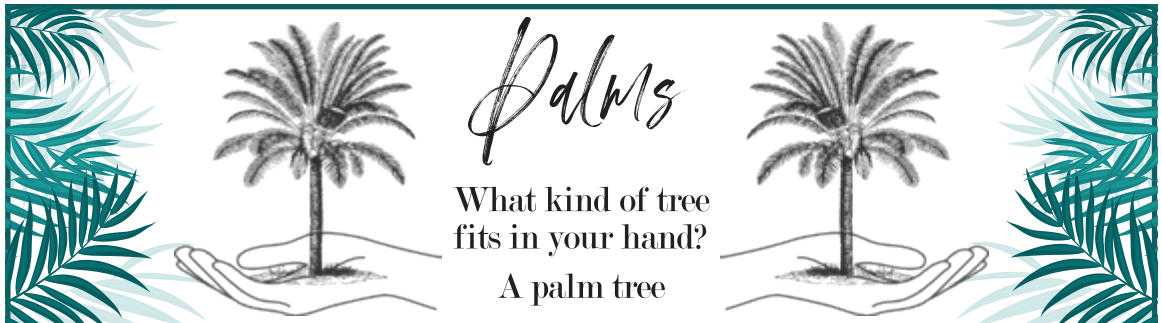
Host Website:
www.raymondjames.ca

QUESTIONS: ►

HALLRENTAL@BRAESIDEYYC.CA



Presenter
Cate Shipley



CARE & BEYOND WORKSHOP

Join us on Tuesday **February 17th** from
10:45-11:45am in the **upper hall** for our workshop
titled **Care & Beyond** hosted by

At CARE AND BEYOND, we offer a comprehensive range of home care services designed to support aging adults in the comfort of their homes, wherever that may be. Our goal goes beyond simply offering home care. We honor your personal choices and empower you to live and age with dignity, independence, and a sense of purpose.

FREE FOR BCA MEMBERS
\$5 FOR NON MEMBERS



BCA Phone Number:
403-253-4232



Host Website:
www.careandbeyond.ca

QUESTIONS: ➤

HALLRENTAL@BRAESIDEYYC.CA



Presenter
Rosamie Alcao



A Modern Jonah

On February 13, 2025, **Adrián Simancas** experienced something truly biblical. While kayaking off Chile's Patagonian coast, Simancas was briefly swallowed by a humpback whale. The encounter, filmed by his father, lasted only a few seconds with the whale luckily spitting him out. What an over-whale-ming experience!




**COME WITH QUESTIONS.
LEAVE WITH PURPOSE.**

WINTER OPEN HOUSE
Saturday, Feb 21, 2026
10AM – 2PM

**FOR MORE
INFORMATION VISIT:**
stmu.ca




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Social Hour**

February 3 - 10:30-11:30am
March 3 - 10:30-11:30am
April 7 - 10:30-11:30am
May 5 - 10:30-11:30am
June 2 (seniors week luncheon 11:00am-1:00pm)

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*A New Patient is defined as anyone who is coming to this clinic for the first time. A New Patient Exam is a Comprehensive Dental Examination by a General Dentist which does not include X-Rays or Dental Hygiene.



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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 2026. 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)*
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- *Vast experience with virtually any selling scenario – we've seen it all!*
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- *Staging guidance & recommendations*
- *Connected to many helpful resources which facilitate a convenient & smooth home selling experience*

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BRAESIDE 2025 Y-T-D MARKET STATISTICS

Single Family Homes:

53 sold listings in 2025 – lowest sale price \$520,000; average sale price \$697,396; highest sale price \$936,500

Condos/Townhouses/Attached:

46 sold listings in 2025 – lowest sale price \$185,000; average sale price \$378,705; highest sale price \$524,800

Apartments:

13 sold listings in 2025 – lowest sale price \$168,000; average sale price \$230,385; highest sale price \$340,000



(Statistics based on CREB MLS System listings on December 31, 2025)



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