

JANUARY 2026

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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.

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"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



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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.

PRESIDENT'S MESSAGE

Welcome to 2026, Braeside!

A brand-new year brings a brand-new opportunity to reimagine, reconnect, and continue building our community in ways we've only begun to imagine. And as always, the shining moment of this mid-winter season is our Annual General Meeting—an event that, since 2023, has become so much more than a traditional AGM.

This year, prepare to be inspired as we celebrate an unforgettable 2025 and share bold intentions for the year ahead. We'll be unveiling highlights from our vibrant neighbourhood history, presenting the results of our extensive community feasibility study, and showcasing the final designs created by the University of Calgary's Master of Architecture students. Even better—you'll have the chance to explore and interact with it all in a dynamic, engaging, and truly fun way.

Expect wonderful live entertainment, delicious snacks and refreshments, and plenty of opportunities to connect with neighbours who care about the future of Braeside as much as you do.

If you're curious, excited, or simply eager to be part of the conversation, we'd love to have you there.

Please note: To vote during the formal AGM, you must be a BCA member for at least 30 days.

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Braeside Community Association

ANNUAL GENERAL MEETING & COMMUNITY COLLABORATION EVENT

11024 BRAESIDE DRIVE SW

JAN 26th, 2026

6-9PM

ANNUAL GENERAL MEETING 6-6:45PM

*MEMBERS MUST HAVE PURCHASED THEIR MEMBERSHIP AT LEAST 30 DAYS IN ADVANCE TO VOTE
*CHILD CARE AVAILABLE FOR KIDS 2 AND UP

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AMY'S FITNESS DEAL!

Buy your 10 time pass for 10% OFF

*member and non-member prices
Passes have no expiry date*

CLASSES RUN:

TUESDAY AND THURSDAY (REGULAR FITNESS)
9:30 - 10:30AM

MONDAY (STRETCH & SOOTHE)
10 - 10:45AM

Offer Valid Until 31 Jan, 2026

**Drop by the Braeside Community Centre to purchase
11024 Braeside Dr SW**

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)




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
JANUARY 5 TO MARCH 2
No class January 26 or February 16th

FRIDAYS 11:00AM-12:00PM
JANUARY 9 TO FEBRUARY 20

REGISTER HERE:
www.braesideyyc.ca/programs

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



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

\$100 for members \$120 for non members

Mondays 5:30-6:15pm January 5 to March 2 (no class January 26 or February 16)	Expert Instructors Variety of Yoga Styles Mind-Body Connection	Fridays 9:00-9:45am (chair yoga) January 9 to February 20
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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 Thugger
- 15% off Food at Pi rho 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

FINANCIAL & TAX PREPARATION WORKSHOP

Join us on Tuesday January 20th from 10:45-11:45am in the upper hall for our workshop titled **Financial & Tax Preparation by Cate Shipley of Raymond James.**

In this workshop, Cate will discuss some common questions about accessing the disability tax credit, understanding and using TFSA, RRSP and RRIF as well as discussion on multi-generational wealth transfers.

**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



The Birth of a Legend!

On January 8, 1935, in Tupelo, Mississippi, a star was born! Elvis Aaron Presley, who would go on to be one of the most culturally significant figures of the 20th century was born. Can you believe that he would be 91 if he were still alive today?! What a legend!





A night to wine, dine and design!

An Unforgettable **Valentine's Paint Night!**

Our exclusive Valentine's Night paint class is a celebration crafted for those who savor each moment together as much as they savor each bite shared.



At 7 PM - 10 PM

February 14, 2026

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		Listed	Sold	Listed	Sold
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September	25	13	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

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

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: ➤

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**Presenter
Cate Shipley**



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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



Just a Quick Zip

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Questions?

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- Typical Shift is 2 hours
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Contingent on the weather we hope to start flooding mid-to-late November, and maintaining until mid-March.

If you are interested and able to help,
please email Doug at
rink@braesideyycc.ca



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.

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Is Braeside Going to the Birds?

A story of community building and collaboration with a circular economy twist.

Our next project for the Braeside eco-sanctuary is focused on building up the local chickadee and nuthatch population. The advice was to put birdhouses out of reach from cats and humans and avoid any means for predator birds to perch close by. We had a problem; the Wildwood community had a solution: 12-foot aluminium poles from Phoenix Fence for a traffic calming idea that didn't go ahead. The Federation of Calgary Communities (Adam Schwartz) put us together. Brian from Wildwood donated the brightly coloured poles which were about to go to the metal scrap bin. We repurposed them into the supports for our birdhouse condominiums. The first three are in place and ready for next spring when we add the houses. Thank you, Brian Van Vliet and the Wildwood Community Association.



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Denturist, Denture Specialist





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2025 MARKET UPDATE

2025 saw the Calgary housing market transition from the rapid-growth phase of recent years into a more balanced environment. Migration has slowed as compared to previous years, and this slower population growth coupled with an increase in housing construction has led to easing prices and resulted in a more balanced market with increased selection. This has led to fewer competing-offer scenarios, resulting in more comfortable conditions for buyers.

The average selling price across all residential types now sits around \$568,000, down roughly 4% from a year ago. Detached homes continue to hold their value better than other property types with the benchmark price sitting at approximately \$744,400, only about 1% lower than this time last year. Rowhouses/townhouses and apartment-style units have seen larger decreases with townhouse values down almost 6% to an average price of \$431,200, and condos down about 7% to an average price of \$318,200. Total sales volume is down nearly 16% compared to last year, but is still in line with long-term trends. Much of the decline in sales has been driven by pullbacks for apartment- and row-style homes.

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