

OCTOBER 2025

DELIVERED MONTHLY TO 3,075 HOUSEHOLDS

# your LAKEVIEW

BRINGING LAKEVIEW & LAKEVIEW VILLAGE RESIDENTS TOGETHER



*Cover Photo by Syed Adeel Hussain*

Sotheby's  
INTERNATIONAL REALTY

Canada



Vivienne Huisman Senior Vice President, Sales



c 403.689.8722

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

Your Local Real Estate Expert

Sotheby's International Realty Canada is Independently Owned And Operated. This communication is not intended to cause or induce a breach of an existing agency relationship.

# FREE TIRE STORAGE



**WITH THE PURCHASE OF ANY SET OF TIRES  
BUY A SET OF TIRES AND RECEIVE ONE SEASON OF TIRE  
STORAGE ABSOLUTELY FREE. A \$149 VALUE.**

**WE WILL NOT BE UNDERSOLD ON TIRES!**

**EXCLUSIVELY FROM  
WESTERN CANADA'S LARGEST VW RETAILER**



**TAZA PARK**  
Volkswagen



\*AMVIC LICENSEE. OFFERS EXCLUDE GST. TIRE PRICE GUARANTEE REQUIRES WRITTEN QUOTE FROM LOCAL, ACCREDITED TIRE RETAILER WITHIN 7 DAYS OF QUOTATION. APPOINTMENT SCHEDULING SUBJECT TO CURRENT SHOP CONDITIONS/STAFFING AT TIME OF BOOKING. SEE DEALER FOR FULL DETAILS. OFFERS END 11/30/25.

**COMMUNITY  
SPECIAL!**

# 20% OFF

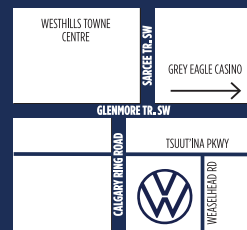
**ALL SERVICES  
ALL MAKES  
ALL MODELS!**

ENJOY STATE OF THE  
ART SERVICE FROM OUR  
FACTORY TRAINED TECHS  
AND SAVE 20% ON ALL  
PARTS AND LABOUR.

**BOOK TODAY.  
NO WAITING!\***

WE CAN USUALLY GET YOU  
AN APPOINTMENT WITHIN  
THE SAME WEEK. EVEN  
THE SAME DAY!

## MINUTES AWAY!



**TAZA PARK**  
Volkswagen

**5909 WEASELHEAD ROAD  
403.300.0900**

**www.TAZAPARKVW.com**

# OFFICIAL

PLUMBING & HEATING

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

**\$50**

Service Call Fee



**403-837-4023**

info@officialplumbingheating.ca  
official-plumbing-heating.ca



*You're Invited*

Local Resident & Community Member

**SHEILA KERNAN**

Warmly invites you to her upcoming solo  
art exhibition at Gibson Fine Art

November 14<sup>th</sup>



523 Cleveland Cres SE, Calgary, AB  
gibsonfineart.ca



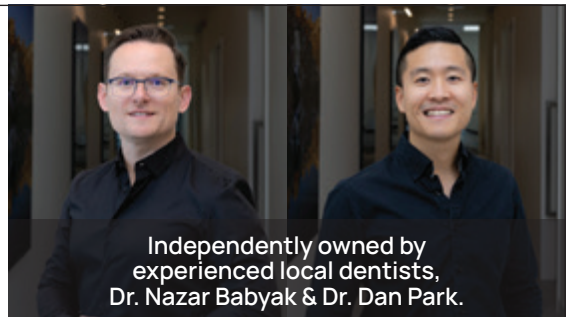
## SARCEE FAMILY DENTAL

WE TREAT YOU LIKE FAMILY

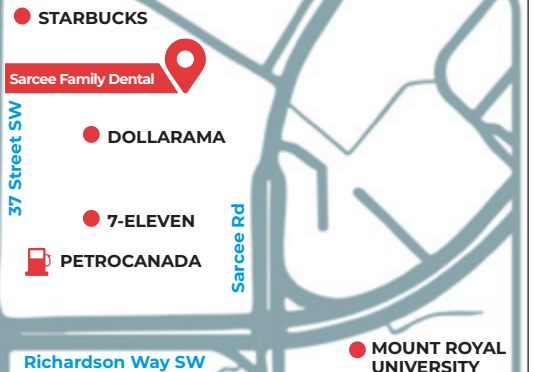
**DON'T MISS OUT ON YOUR  
2025 BENEFITS!**

- Open evenings & weekends
- Following ADA fee guide
- Direct billing to Insurance
- Free on-site parking
- Same Day Bookings available
- Accepting Canadian Dental Care Plan
- Multiple languages spoken: English, Ukrainian, Korean, and Tagalog

📍 UNIT 21A - 4604 37 STREET SW  
✉️ INFO@SARCEEFAMILYDENTAL.COM  
☎️ (403) 233-7369 • CALL US TODAY



Independently owned by  
experienced local dentists,  
Dr. Nazar Babyak & Dr. Dan Park.







LEN T WONG + ASSOCIATES





## LAKEVIEW COMMUNITY REAL ESTATE ACTIVITY

## YOUR HOME SOLD GUARANTEED!\*

Call to find out more about our  
Innovative Consumer Programs

Virtual Tours

Guaranteed Sale Program\*

Trade Up Program\*

Blanket Home Warranty Program\*

Accepting Crypto Currency

Call us to help you navigate through  
the changing real estate world

**Call or Text 403-606-8888**

**Email [len@lenthwong.com](mailto:len@lenthwong.com)**

\*Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
August	25	12	15	\$975,000	\$987,500
July	25	7	9	\$835,000	\$810,550
June	25	12	8	\$1,112,500	\$1,102,500
May	25	13	12	\$994,950	\$997,500
April	25	10	6	\$874,950	\$876,000
March	25	11	8	\$709,950	\$725,000
February	25	5	5	\$899,000	\$970,800
January	25	11	9	\$799,900	\$830,200
December	24	0	0	\$0	\$0
November	24	5	6	\$827,450	\$812,000
October	24	6	11	\$899,000	\$895,000
September	24	8	4	\$774,900	\$787,500

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



# CONTENTS

---

- 6 PAINT THE PAVEMENT: A COMMUNITY EFFORT TO PROMOTE SAFETY AND BEAUTIFY
- 8 OCTOBER CROSSWORD
- 12 YOUR CITY OF CALGARY: THE 2025 GENERAL ELECTION IS HERE
- 13 SAFE AND SOUND: HALLOWEEN SAFETY
- 14 BUSINESS CLASSIFIEDS



**SCAN HERE TO VIEW ADDITIONAL  
LAKEVIEW 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.

# Paint The Pavement: A Community Effort To Promote Safety And Beautify

by Heather Chapple



Have you seen the most recent art display in our community? 66 Avenue in the Jennie Elliott school zone has been transformed by a collaboration of creativity between artist Sheila Kernan and Lakeview/ North Glenmore Park community members.

Local professional artist Sheila Kernan, who is known and represented by major galleries across

Canada, dedicated her time and expertise to designing a vibrant geometric pattern that evolves as one walks along the sidewalk. The captivating array of shapes, patterns, and bold colours not only enhances the visual appeal of the area but also offers various learning opportunities for students and enjoyment of the broader community.

The Paint the Pavement project was motivated by two goals: improving safety in the school zone and beautifying the community. The painted stretch of 66 Avenue serves as a visual reminder for drivers to slow down, making it safer for children to walk and bike. At the same time, vibrant public art fosters pride, sparks conversation, and highlights what makes our neighbourhood unique.

Using 14 vivid colours with names like Poolside Blue and Pink Peach, the design features Alberta wild roses—native to Calgary—symbolizing growth, hope, and the human condition.

The project was funded through an Activate YYC grant, secured by members of the Lakeview Community Association and realized through the efforts of over 40 volunteers including parents and students at the



school. The project showcases the power of art in uniting people, and serves as a source of inspiration and joy for all to enjoy.

Special thanks to the Lakeview Community Association, Jennie Elliott School Principal Lucene Tahmazian, Laurie Dolph, Activate YYC, the many volunteers, and especially to the artist, Sheila Kernan for her generosity in giving back to the community and bringing her artistic vision to life. These projects truly take a village—stay tuned for more exciting public art installations still to come!



*Photos by Sheila Kernan and Kyle Bottoms*

# Should You Buy a Starter Home or Invest in Your Forever Home?

by Virginia Cooper

For many Canadian homebuyers, the tension between buying a modest starter home and stretching for a forever home isn't just about square footage or location. It's about timing, risk tolerance, personal growth, and how you want your living space to evolve alongside your life. The decision runs deeper than budgets or bedrooms—it's a test of how well you know your own trajectory.

### Leverage Smart Savings Before You Choose

First-time buyers often don't realize how much leverage they can gain from strategic tax shelters. With the introduction of the First Home Savings Account (FHSA), Canadians can now contribute up to \$8,000 annually—up to a lifetime max of \$40,000—while gaining the dual benefits of tax-deductible contributions and tax-free withdrawals. That's a rare pairing. Used properly, tax-deductible accounts help Canadians buy faster by accelerating down payment growth without pushing you into a higher tax bracket. If your choice between starter and forever hinges on readiness, the FHSA can close the gap faster than you'd expect.

### Tame the Paperwork with Mobile Tools

Homebuying in 2025 isn't just showings and signatures. It's paperwork across email chains, lender portals, insurance approvals, sometimes all in a single day. If you're working remotely or buying in a different province, keeping track of every document becomes critical. One overlooked friction-solver? Scanning key paperwork from your phone. There are features of a free scanner app that lets you digitize everything instantly—mortgage pre-approvals, pay stubs, even handwritten notes from a home inspector, without needing a clunky printer-scanner setup.

### Flexibility Often Beats Square Footage

Real estate markets don't wait for you to get settled. That's part of the problem, and the potential. If you're watching interest rates shift or waiting for new inventory, smaller homes can function as strategic footholds. They let you get in, observe from within, and make sharper decisions down the line. There's power



in mobility. In fact, many financial planners argue that starter homes offer agility that can't be matched by a long-term commitment too early.

### What Business Owners Should Watch For

If you're running a business—especially from home—housing decisions take on a different shape. It's not just about what you can afford; it's about how your home supports your work. Zoning laws, workspace comfort, client meetings, even write-offs. Founders and freelancers need to think beyond mortgage rates and ask what their home enables. A valuable breakdown of housing considerations for self-employed buyers highlights how the home you choose affects everything from tax planning to burnout risk. Entrepreneurs can't afford to misread the fine print on this decision.

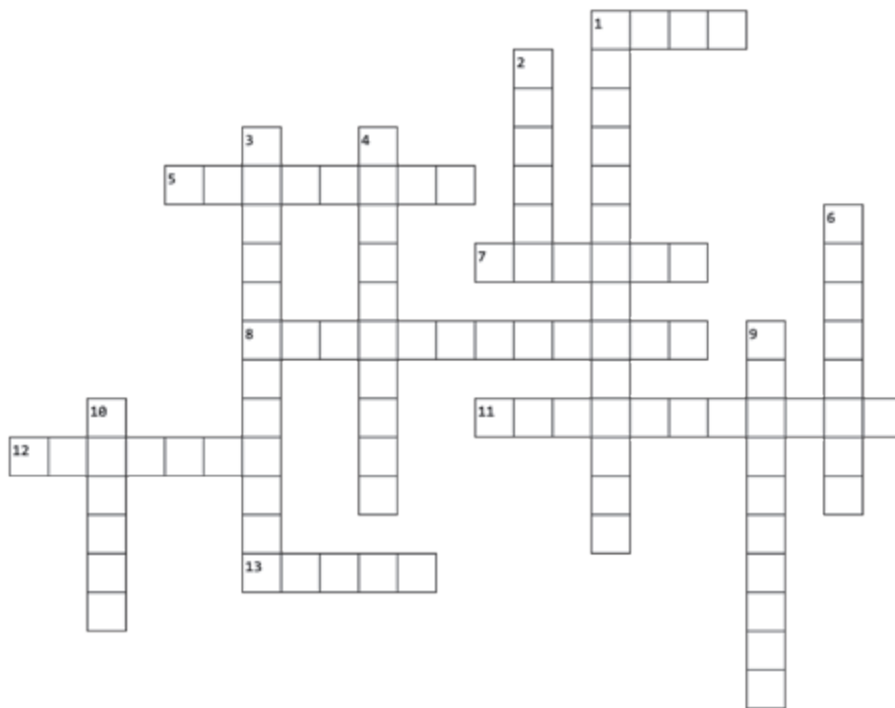
### Short-Term Moves, Long-Term Wealth

One of the most misunderstood advantages of a starter home is how it compounds wealth, not just saves money. Instead of viewing it as "throwaway square footage," consider how appreciation, modest renovations, and timing the next sale could become a lever. Buying low doesn't mean thinking small, it often means moving smart. Experts suggest that moving twice can build equity more efficiently than stretching into a forever home you can barely afford upfront. The second move is an upgrade backed by value.

There's no universal answer—only alignment. Starter homes buy you time, options, and mobility. Forever homes offer roots and rhythm. The right move depends on where you are, what you value, and how steady your vision feels. Be honest about that. Then act accordingly. That's not just buying smart; that's building a life.



# October Crossword



## Across

1. This Andrew Lloyd Webber musical debuted on Broadway at the Winter Garden Theatre in October 1982.
5. On October 5 World \_\_\_\_\_' Day is celebrated to honour those who educate us.
7. Queen Elizabeth II officially opened this iconic Opera House on October 20, 1973.
8. Canadians celebrate this holiday on the second Monday of October.
11. The vibrant hues of autumn leaves are due to a lack of what pigment.
12. This iconic single by John Lennon was released on October 11, 1971, in the United States.
13. On October 8, 2004, Wangari Maathai was awarded the \_\_\_\_\_ Peace Prize, making her the first African woman ever to receive the award.

## Down

1. The Orient Express departed on its first journey from Paris on October 4, 1883, to this city now known as Istanbul.
2. Stock markets crashed worldwide on October 19, 1987, and became known as Black \_\_\_\_\_.
3. NHL star Glenn Hall, nicknamed Mr. Goalie, was born on October 3, 1981, in Humboldt, \_\_\_\_\_.
4. Canadian filmmaker James Cameron released the sci-fi action hit, *The \_\_\_\_\_* in October 1984.
6. This beloved Canadian Ryan was born on October 23, 1976, in Vancouver, B.C.
9. The dystopian novel where books are banned and burned, \_\_\_\_\_ 451 by Ray Bradbury, was published on October 19, 1953.
10. The "Thrilla in \_\_\_\_\_" on October 1, 1975, saw Muhammad Ali beat Joe Frazier after 14 rounds.



# How You Can Support an Emotionally Avoidant Partner

by Nancy Bergeron, R. Psych. | [info@nancybergeron.ca](mailto:info@nancybergeron.ca)



Supporting a partner who struggles with emotional vulnerability can be challenging—especially if your own emotional needs aren't being met. You can offer support, but you are not responsible for doing their emotional work for them. Here are some ways you can create a safer environment for emotional connection:

### 1. Model Emotional Safety

- Be open with your own emotions in a grounded, non-blaming way.
- Use “I feel” statements instead of “You never” accusations.
- Normalize vulnerability by showing that emotions are human, not shameful.

### 2. Respect Their Pace—but Hold Boundaries

- Understand that emotional change takes time.
- Avoid forcing deep conversations when they're emotionally shut down.
- At the same time, be clear about your own needs. It's okay to say, “I need emotional openness in this relationship to feel connected.”

### 3. Affirm Effort, Not Just Outcomes

When your partner makes even a small attempt to open up, acknowledge it gently. “Thank you for sharing that.

It means a lot.” “I know that wasn't easy for you to say.” Positive reinforcement helps override the fear that emotional vulnerability will lead to shame or rejection.

### 4. Don't Take Avoidance Personally

Their emotional withdrawal is usually about self-protection, not about you. Try not to interpret their distance as lack of care—it's more often fear, confusion, or discomfort.

### 5. Encourage—but Don't Rescue

- Invite them into deeper connection but avoid doing all the emotional work.
- Encourage therapy or men's support groups where they can build emotional awareness in a safe space.

### 6. Stay Connected to Your Own Emotional Needs

Supporting someone else emotionally doesn't mean abandoning your own needs. Therapy, journaling, or support groups can help you stay grounded and clear about what you need in the relationship.

Emotional avoidance doesn't mean a man is incapable of love—it means he may be stuck in old protective patterns. With patience, boundaries, and the right kind of support, many emotionally avoidant men can learn to build deeper, more connected relationships.

# the Gutter Doctor®

Home Exterior Services

GUTTER CLEAN, FIX & INSTALL  
FASCIA • SOFFIT • ROOFING  
GUTTER GUARDS • WINDOW CLEAN  
SIDING • CLADDING • HEAT CABLES

403-714-0711 • [gutterdoctor.ca](http://gutterdoctor.ca)



you



\* can be the reason young people and families experience  
the magic of opening a present on Christmas morning!

Donate to our Gifts For Kids and Youth campaign today!



Happy  
Holidays!

HULL  
SERVICES



**Scan the QR code  
or call to learn more!**

403-265-3023 | [edwardliving.com](http://edwardliving.com) | 55+ Independent Living

📍 3023 16 Street SW, Calgary Proudly Canadian owned and operated. 🇨🇦

## LAKEVIEW FAMILY DOCTORS

10, 6449 Crowchild Trail SW  
Calgary, AB T3E 5R7

We're HAPPY to announce that  
Dr. Salma Awais (female) joined our  
clinic in mid-August 2025.

Not ONLY will she be accepting new  
patients, but she will also be seeing  
WALK-INS!

Please contact us to be put on her waitlist  
or to confirm our walk-in hours.

We look forward to hearing from you  
at 403-455-2550.



# ALEX WILLIAMS FOR WARD 11



## Calgary's Future Announces Official Endorsement for Ward 11: Alex Williams

### Alex Williams is ready to listen

Calgary City Council candidate Alex Williams is a born and raised south Calgarian. Alex co-founded Calgary Transit Riders to improve public transit safety and reliability. He advocates for housing affordability to ensure all Calgarians have a place they can call home. His work in transit and housing advocacy reflects his commitment to building a better Calgary for everyone.

As a professional podcast editor, Alex has developed excellent listening skills and can understand diverse perspectives. Alex not only has years of experience driving meaningful change, he has lived experience of his community's challenges and is committed to being available to residents to hear their concerns.

### Here's why Alex Williams is the right choice

Alex is dedicated to making Ward 11 a safer, more connected, and affordable place to live. Because Alex prioritizes listening and transparency, he'll keep residents' needs at the heart of decision-making. His experience advocating for practical, people-focused solutions to local issues will make him a highly effective councillor.

## Here's why we're endorsing Alex Williams

- **Good listener:** Experienced podcast editor
- **Transit advocate:** Co-founded Calgary Transit Riders
- **Grassroots builder:** Takes action for housing to keep Calgary affordable

*"The city I want to build while on Council is the city I want to live in when I'm 60, a city built for people in all phases of life, a city I know the next generation will be proud to call home."*

**– Alex Williams, Calgary City Council Candidate for Ward 11**



If you want to hear more about where Alex Williams stands on the critical issues facing Calgarians, check out his answers to our Candidate Questionnaire




BRAIN GAMES

SUDOKU

6								
			1				8	9
	7			6				
				9	1	3		
		4	3				1	
			4					6
		1		4	8			
	2					1		3
		9	6					

SCAN THE QR CODE FOR THE SOLUTION



YOUR CITY OF CALGARY

The 2025 General Election Is Here

by The City of Calgary

Eligible voters can cast their ballots for the 2025 General Election starting October 6, 2025.

During Advance Vote, from October 6 to 11, voters can vote at any of the Advance Vote stations, regardless of the ward in which they reside.

On Election Day, October 20, voters must vote at their designated voting station.

Voters can use the “Where Do I Vote?” tool on the Elections Calgary website to find their nearest Advance Vote location, as well as their designated voting station on Election Day.

Special (mail-in) ballots are available for request for voters who cannot vote during the Advance Vote or on Election Day for any reason. The last day to request a mail-in ballot to be mailed to you is October 3. The last day for in-person pick-up is October 20 at 10:00 am. All mail-in ballots must be received by the Elections Calgary office by 12:00 pm (noon) on October 20. Mail-in packages can be requested online or by calling 403-476-4100.

More information on where, when and how to vote, voter identification requirements and other important information about the 2025 General Election can be found at [electionscalgary.ca/vote](https://electionscalgary.ca/vote) or by calling 403-476-4100.





THE FUN RUN OF THE YEAR!

1KM & 5KM

INCREDIBLE RIVER VIEWS

Supporting



Calgary Humane Society



east village

SATURDAY, NOVEMBER 15<sup>TH</sup> 2025

ONESIERUN.CA



## Halloween Safety

by Alberta Health Services



As a member of Calgary's Child Magazine Partners for Safety initiative, AHS EMS would like to remind parents and trick-or-treaters of some Halloween safety tips as October 31 approaches. Partners for Safety vehicles will be out patrolling communities on Halloween night to provide a visible safety resource for parents and trick-or-treaters.

### Trick-or-Treaters

- Remember: All regular pedestrian rules still apply. Be sure to cross the road at marked crosswalks, or well-lit corners only. It is safest to work your way up one side of the street, and then cross once to the other side.
- Avoid houses that are not well lit. Do not accept rides from strangers or enter any home you feel is unsafe.
- Let your parents know where you are going to be at all times (route) and advise them if you will be late returning.

### Parents

- Be certain that young trick-or-treaters are accompanied by an adult. Older children should stay in groups.
- Pre-determine boundaries to trick-or-treat within and establish a firm time to return home.
- Advise children not to eat anything until they return

home. Dispose of any items that appear to have been tampered with, or that are not properly wrapped.

### Costumes

- Choose bright coloured costumes that are highly visible. Adding reflective tape to costumes further increases visibility.
- Consider sending your children with a flashlight for additional safety and increased visibility.
- When purchasing or making costumes, look for materials and accessories that are labeled flame-resistant.
- All costume accessories, such as sticks, rods, or wands, should be soft and flexible, with no sharp edges.
- Consider using hypoallergenic make-up kits instead of masks that may impair breathing, or vision.
- Be sure costumes are loose enough to be worn over warm clothing, but not so long that they become a tripping hazard. Costumes should not be longer than your child's ankles.
- Ensure your child is wearing adequate footwear that takes into consideration weather conditions and walking.



**Unlock Your Dream Home Now!**

Low Rates,  
Fast Approval,  
Big Savings!  
Don't Wait – Act Today!



**ANITA RUSSELL** **403-771-8771**  
anita@anitamortgage.ca

Licensed by Avenue Financial



**For business classified ad rates contact  
Great News Media  
at 403-720-0762 or sales@greatnewsmedia.ca**

**NEPTUNE PLUMBING & HEATING LTD:** Qualified journeymen plumbers/gasfitters, very experienced in Lakeview. Upfront pricing. Reliable, conscientious, fully guaranteed. Mon - Fri 8:00 am - 5:00 pm. 24-hour emergency service, call 403-255-7938. "Showering you with great service."

**OFFICIAL PLUMBING & HEATING:** Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating.ca; www.official-plumbing-heating.ca.

**LAKEVIEW MORTGAGE BROKER:** Save a bunch of cash! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, Call Anita Russell at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

**SNOW REMOVAL, CHRISTMAS LIGHTS, AND WINDOW CLEANING:** Snow removal starting at \$110 to \$155 per month. Christmas light installation starting at \$150. Early season discounts! Window and gutter cleaning starting at \$99; interior/exterior/screens. Mulch, rock, sod, and soil installation. A+ Member of BBB, Licensed. Insured. WCB. 403-265-4769 | YardBustersLandscaping.com.

**PLUMBER**



**PLUMBOB Father and Son**

- ✓ Small Company
- ✓ Low Overhead, Great Rates
- ✓ Sewer and Drain Cleaning
- ✓ Free Estimates & Advice
- ✓ Hot Water Tank Specials
- ✓ Gas Fitter

**Call Bob: 403-461-3490**



**Jackson & Jackson**  
Landscaping

**CUSTOMER SATISFACTION GUARANTEED**

- Residential Landscaping
- Landscape Construction
- Year-Round Maintenance
- Spring and Fall Cleanup
- Commercial and Condo Property Management
- Snow and Ice Removal

**Address**  
20 Sunvale Place SE, Calgary, AB T2X 2R8

**Call us now**  
(403) 256-9282

**Email us**  
info@jacksonjackson.ca  
contact@jacksonjackson.ca

**www.jacksonjackson.ca**



**Couples, Individual, Child & Teen Therapy**



**Therapy rooted in what matters most: connection**  
*We believe connection is the heart of health and wellbeing. Whether it's the connection with yourself, your partner, your children, or your family. "When we feel connected, we heal, grow, and thrive."*



- Couples Therapy
- Individual Counselling
- Co-Parenting
- Child & Teen Therapy
- Grief and Loss Support

**www.relationshipwellnessclinic.com**



# BUSINESS CLASSIFIEDS

**K2 BOOKKEEPING:** Are you too busy to keep up with your bookkeeping? Experienced bookkeeper now accepting new clients. Specializing in small to medium-sized businesses. Competitive Rates | Twenty years Experience with QuickBooks and Simply Accounting, GST, Payroll, WCB, Filing, and T4 Filings. Phone Katie 403-870-0737.

**LAKEVIEW PAINTER:** Experienced Calgary Painter - Transform your space with precision and style! Our professional painting services bring life to your home. Skilled in interior and exterior projects. Affordable rates with top-quality results. Contact Jonathan for a free estimate at 403-561-4338. Your trusted choice for a fresh, vibrant look. [www.fivestarpainting.com](http://www.fivestarpainting.com).

**JEFFREY ELECTRIC:** Friendly, professional electrical service for your next residential project, large or small. 10 years serving Calgary, City Qualified Trade, Master Electrician, licensed, insured. Very competitive rates for quality electrical work. Service panel upgrades from 60 amp to 200 amp. Car chargers, aluminum rewiring, custom kitchens and basements. Free estimates. [www.cejelectric.com](http://www.cejelectric.com) or call Clayton at 403-970-5441.

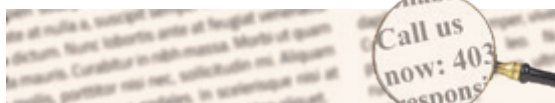
**GUTTER DOCTOR!** Home exterior service experts. Services include gutter cleaning, repairs, and installations as well as fascia, soffit, siding, roofing, cladding, heat cables, gutter guards, window cleaning, and pressure washing. Local business for over 23 years with more than 70,000 happy customers! Licensed, insured, WCB, A+ BBB member, multi award-winner. Quality work with a warranty! [www.gutterdoctor.ca](http://www.gutterdoctor.ca), 403-714-0711.

**GIRLS THAT MATH:** Is your daughter struggling in math? Let's change that. Goodness knows your kitchen table doesn't need more homework horror stories. Small-group programs for girls (grades 5-8) are running this fall—join now and watch her confidence multiply! Private tutoring also available. Email: [erin@numbersinbloom.com](mailto:erin@numbersinbloom.com) | Website: [www.numbersinbloom.com](http://www.numbersinbloom.com) | Instagram: @numbersinbloom.

**OPEN CANOPY TREE CO.:** We are located right next door in Glamorgan. Our Arborists have been servicing trees since 2015 and offer a top notch, fully insured service for all of your tree care and removal needs. Visit our website [www.opencanopytree.com](http://www.opencanopytree.com) or call 403-466-1656 to request a quote.

**PERFECTION PRUNING:** Have you been noticing that your trees and shrubs are in need of some care and attention? We can help make your yard look beautiful again! Experienced arborist with excellent climbing, pruning and removal skills. Free quotes and 100% satisfaction guaranteed! Call or text Caleb at 403-660-7475. [www.perfectionpruning.com](http://www.perfectionpruning.com).

**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](http://www.communitymediation.ca), 403-269-2707.



## DOCTOR

- Same-Day Appointments
- Walk-Ins
- Male and Female Doctors
- Accepting New Patients

**CALL 587-355-7712**

**SARCEE PLAZA MEDICAL CLINIC**

#32 - 4604 37 Street SW, Calgary, AB T3E 3C9

SCAN TO  
BOOK ONLINE



## Elect Trent WILL

for Calgary Catholic School District  
Trustee • Wards 6 and 8

Let's craft policies that  
prepare students for  
our modern world.

[TrusteeTrent@gmail.com](mailto:TrusteeTrent@gmail.com)





SIERRA  
CAFE

RE/MAX  
REALTY PROFESSIONALS

HAVE YOU CLAIMED YOUR  
**FREE COFFEE?**

Simply sign up for our Monthly Market Report and we'll send you a gift card for a FREE coffee at Sierra Cafe!



LAKEVIEW  
NORTHGLENMORE.COM



SCAN THIS QR CODE  
WITH YOUR CAMERA APP  
ON YOUR PHONE OR GO TO

lakeviewnorthglenmore.com/marketreport

Provided by RE/MAX Realty Professionals. One Coffee Per Household

## MY RECENT COMMUNITY LISTINGS & SALES

### JUST LISTED



**2025 51 Avenue SW / N Glenmore Park / \$2,099,000**  
3,221 SQ.FT | 4 BEDROOMS | 4 BATHS

### SOLD



**6419 Larkspur Way SW / N Glenmore Park / \$2,930,000**  
3,568 SQ.FT | 7 BEDROOMS | 4 BATHS

### SOLD



**6424 Laurentian Way SW / N Glenmore Park / \$1,255,500**  
1,589 SQ.FT | 4 BEDROOMS | 3 BATHS | REPRESENTED BUYER

### SOLD



**5831 Lodge Crescent SW / Lakeview / \$860,000**  
1,213 SQ.FT | 4 BEDROOMS | 2 BATHS

#### LAKEVIEW AUGUST 2025 STATISTICS



#### NORTH GLENMORE PARK AUGUST 2025 STATISTICS



**SAVE YOURSELF FROM  
COMMON COSTLY MISTAKES**

**RANKED #1 AGENT IN  
THE OFFICE IN 2024**

I'M A LOCAL RESIDENT & AREA SPECIALIST

**DANIELWEINER.CA**

**403-389-7969**

RE/MAX  
REALTY PROFESSIONALS



DANIEL WEINER  
REALTOR®

**FREE HOME EVALUATIONS**



@DANIELWEINERYYC

**403.389.7969 | DANIEL@DANIELWEINER.CA | DANIELWEINER.CA**