

AUGUST 2023

DELIVERED MONTHLY TO 3,425 HOUSEHOLDS

PBP Matters



THE OFFICIAL PALLISER BAYVIEW PUMPHILL COMMUNITY NEWSLETTER

COMMUNITIES FOR GLENMORE LANDING PRESERVATION COMMITTEE FORMED!



Low ratio class sizes averaging 8:1.

Self-directed learning with enhanced curriculum.

CHOOSE TO SUCCEED AND ENROLL TODAY!

403.270.7787

www.BanburyCrossroads.com



**BANBURY
CROSSROADS
SCHOOL** EST. 1979

2223 Palliser Dr SW, Calgary AB T2V 3S4 • 403-281-1908 • pbpcam@pbpccommunity.ca • @PBPCCommunity

Great News Media | Call 403-720-0762 for advertising opportunities | www.greatnewsmedia.ca



Oakridge Crossing DENTAL

**Boost your confidence.
Show off a new, radiant smile.
Keep smiling!**

**Complimentary teeth whitening to new patients
with their initial dental exam and hygiene!
Some restrictions may apply.**

CALL TODAY ☎ 403-475-9800

**125 Oakmoor Plaza SW
Unit 210, Calgary, AB T2V 4R9**

**info@oakridgecrossingdental.ca
www.oakridgecrossingdental.ca**



**SCAN TO BOOK
AN APPOINTMENT**



Dr. Claudiu Corbea
Dentist-DDS

Dr. Mark Spackman
Dentist-DDS

Dr. Daniel Kulevski
Dentist-DDS

OFFICE HOURS

Monday 7:30 AM to 3:30 PM
Tuesday 7:30 AM to 7 PM
Wednesday 7:30 AM to 7 PM
Thursday 7:30 AM to 3:30 PM
Friday 7:30 AM to 3 PM
Saturday* 9 AM to 3 PM
Sunday CLOSED

*Open two Saturdays per month

ASTONMORRONE

DESIGNS INC.

LUXURY CUSTOM HOME DESIGN



AWARD-WINNING DESIGN STUDIO

At AstonMorrone Designs Inc., we specialize in creating bespoke residential projects that bring your unique vision to life. We strive to make a lasting impact with every design, no matter the project's scope or scale.

Residential Design • Drafting • Interior Design

READY TO MAKE YOUR DREAM HOME A REALITY?

Get in Touch

☎ (403) 830-6492

✉ info@astonmorrone.com

📍 #208 - 908 17th Avenue SW, Calgary, AB



2023 PBPCA Board of Directors

President	Sam Swain President@pbpcommunity.ca
Treasurer	Virander Mahajan
Vice President	Sushma Mahajan
Director at Large	Jay Nelson
Director Maintenance and Life Cycle	Cal Melrose
Directors at Large	Jay Nelson, Sara Dosanjh Evans
Rink Team Lead	Trevor Brown
PBP Community Coordinator	Jean Kipp

pbpcam@pbpcommunity.ca | 403-281-1908

PBPCA to Encourage Block Parties with Free Access to Equipment

by John Kipp

At the April PBPCA board meeting, President Sam Swain moved that the community association acquire a good-sized propane grill and pop-up tent to make available to PBP neighbourhoods who want to organize block parties. The addition of these two items will complement the Weber 3-burner BBQ which the PBPCA acquired last year.

"I think it's a good way to encourage those kinds of community events," said Sam, who recently assumed the president's position in February. "Part of the PBPCA mission is to help create engagement opportunities, so if we can supply equipment free of charge to facilitate food preparation for a street party, I think that's a good use of our funds." The board voted unanimously to support the motion and all of the equipment became available in May.

If you're planning a neighbourhood party this summer and would like to use the equipment listed, please drop an email to pbpcam@pbpcommunity.ca.

Communities for Glenmore Landing Preservation (CGLP) Committee is Formed!

by John Kipp

On June 26, roughly 40 residents attended an introductory meeting at the PBP centre to discuss the formation of a committee to represent the residents in the ongoing re-development of the Glenmore Landing shopping centre by RioCan. The meeting was set-up by Susan Russell and the PBPCA to connect residents who wish to come together to have an impact. Whether it's issues of egress, access, congestion, traffic, construction, etc., the PBPCA felt strongly that they should help facilitate community members' ability to reach out and share their concerns as a single entity.

A second meeting of the CGLP was held on July 5 with nine core members attending and several others expressing regrets due to previous vacation plans. Alexia Minton, one of the committee members said, "We do not have a chairman yet, but we have some very productive members," pointing to the construction of a Facebook page and ongoing work to build a website, and develop the committee's brand and purpose within the PBP and neighbouring communities.

Those wishing to join or support the committee can reach Alexia Minton at alexiaminton@gmail.com.



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.

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

Stonyslope Brewing



Now Open!

Family-Friendly,
Fresh, Small Batch
Beers &
Cozy, Locally
Sourced Food



Show us this
ad when you
come in for
10% off

#20 9620 Elbow Dr. SW, Calgary, Alberta, T2V 1M2

The Landscape Artist Inc.



Award-winning design and construction



TREE FERTILIZATION FROM THE PROS - FROM \$149 **CALL NOW TO BOOK** **403.256.2252**

Community Crime Beat – May 2023 Year-to-Date

by John Kipp

For the Year 2023	Palliser	Bayview Including Glenmore Landing	Pump Hill	Haysboro	Oakridge	Braeside
Assault (Non-domestic)	5	0	2	11	3	5
Commercial Robbery	0	0	0	0	1	0
Street Robbery	0	0	0	1	0	1
Violence 'Other' (Non-domestic)	0	1	0	4	0	1
Break and Enter - Dwelling	0	0	0	2	2	0
Break and Enter - Commercial	0	0	0	5	0	1
Break and Enter - Other Premise	0	0	0	3	0	0
Theft of Vehicle	2	0	0	5	5	8
Theft from Vehicle	15	0	1	20	4	13
Totals	22	1	3	45	15	29

Source: Calgary Police statistical reports

Top 10 Communities in Calgary with the Least Crime: Last 12 Months to May 2023

by MyCalgary.com

Community	May 2023	Apr 2023	Mar 2023	Feb 2023	Jan 2023	Dec 2022	Nov 2022	Oct 2022	Sept 2022	Aug 2022	Jul 2022	Jun 2022	12 Months Total
1. Roxboro	0	0	0	0	1	0	0	0	0	0	1	1	3
2. Mayfair	0	1	0	1	0	0	0	1	1	0	1	1	6
3. Bonavista Downs	0	2	0	0	1	1	0	0	1	1	0	0	6
4. Diamond Cove	0	0	1	0	0	1	1	2	0	2	0	0	7
5. Wolf Willow	0	0	0	1	0	1	0	3	1	0	0	1	7
6. Bel-Aire	0	1	1	2	0	0	0	1	1	1	1	0	8
7. Garrison Green	1	0	0	0	1	0	0	4	0	1	2	0	9
8. Belmont	0	0	0	2	0	2	0	0	0	2	3	0	9
9. Rideau Park	0	0	1	0	2	0	3	2	1	1	0	0	10
10. Bayview	0	0	0	0	1	3	1	1	2	0	3	2	13

PBPCA Hall Rentals

2323 Palliser Drive SW - 403.281.1908
See www.pbpccommunity.ca/rentals



Our Main Hall (MH) is rated for 109 people & comes with folding tables & chairs. The MH has direct access to the rear patio, sports park, & playground. There is a 92" screen with a Wireless / Bluetooth HD projector and PA system available for rent. Free WIFI throughout the facility. \$43/hr.

Our kitchen is equipped with late model appliances, including an available WEBER propane BBQ for patio cooking.

Our Boardroom holds 37 people for meetings, classes, etc. It features an UHD 82" SMART TV with WIFI access to stream movies & programs. The BR also features a Yamaha sound system to enhance the TV. Rates for the BR are \$27/Hr.



Membership Application

Palliser • Bayview • Pump Hill Community Association



www.pbpcommunity.ca

One Year Membership: Household cost: Regular \$25 (discounted for 55+ \$10/household)

Please see <http://pbpcommunity.ca/membership> for terms and conditions

Membership is 12 months from date of purchase.

We / I live in: Palliser Bayview Pumphill Other

Name: _____

Additional household members' names (ages for kids): _____

Full Address: _____

Phone: _____ Cell/SMS: _____

Email*: _____

Contact Preference: Phone Email

I agree that PBPCA may send me emails about PBP events, programs, or current affairs.

*We value your privacy. We will not rent or sell your email address.

The PBP community holds many successful functions each year thanks to the tremendous help of our volunteers. If you would like to become involved, please indicate below where you would be interested in volunteering:

- Board Member
- Family Skate Days
- Garden Maintenance
- Casino

Check your most up to date news about your community on Facebook and Instagram!

 **@PBPCcommunityassociation**
 **@pbp_community**



JOIN THE PBPCA HERE!



LEN T WONG + ASSOCIATES



GREATER PROPERTY GROUP



BAYVIEW 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@lentwong.com

*Guarantee is being offered by Greater Property Group.
Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	23	1	0	\$0	\$0
May	23	0	3	\$1,995,000	\$1,850,000
April	23	1	1	\$1,650,000	\$1,650,000
March	23	1	1	\$1,298,880	\$1,250,000
February	23	2	1	\$1,649,900	\$1,585,000
January	23	2	0	\$0	\$0
December	22	0	1	\$1,149,000	\$1,107,500
November	22	1	0	\$0	\$0
October	22	0	1	\$650,000	\$636,500
September	22	2	1	\$1,089,900	\$1,025,000
August	22	0	2	\$2,135,000	\$2,076,000
July	22	1	3	\$849,900	\$827,500

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

PBPCA Collects and Submits Comments to the City of Calgary re RioCan Development

by John Kipp and Sushma Mahajan

On July 6, Sushma Mahajan, VP of planning and civic affairs, submitted a written response to the City's request for comments on current plans by the RioCan organization vis a vis the Glenmore redevelopment project. While the City requested that the PBPCA submit comments via their website, in discussion with City planners, Sushma was able to submit a more comprehensive response to fully capture the concerns of the PBP communities. Below is a shortened version of the PBPCA's official response to the City of Calgary:

The Palliser, Bayview, and Pumphill community association (PBPCA) is pleased to provide comments on the above application. Our community association reviewed this application on June 6, 2023, at the monthly meeting. The PBPCA notice affected neighbours in the vicinity and six members of the district 32 planning group attended the meeting on June 8 at Cedarbrae community centre. The feedback in this letter reflects at least 40 comments received from concerned PBP residents and the district planning group. 220 residents attended the open house hosted by urban systems. Many filled out the comment cards provided by Urban Systems thinking that the City would see them. No feedback was provided on the submitted cards to us, hence it is not included in this document. We would like to note that there was little time given to understand a project of this magnitude. We have an interest in seeing this development well designed and complementary to adjacent residential areas. There may be ramifications for other communities as the project was initiated prior to a local area plan for this community.

Strengths of the Proposed Changes

- Increase in densification near the transit routes.
- Limited footprint of urban space.
- Designed to encourage transit use.

Challenges/Effects of the Proposed Changes

Excessive traffic generation by the development. 90 Avenue is the main entry point for not only Palliser, Bayview, and Pumphill (PBP), but also many communities to the west and south (Braeside, Cedarbrae, Oakridge,

Woodlands, and Woodbine). The road network is already stressed after the construction of the BRT. The access to Glenmore Landing from 14 Street was cut off for the dedicated BRT lanes when they were built. As a result, there is only one exit on 90 Avenue for traffic going east and two exits for traffic going west. Very careful lane changes are now required on 90 Avenue as weaving length is very short to get into Glenmore Landing. The current access to 90 Avenue is not designed for an additional 3,008 users living and working in Glenmore Landing as proposed by RioCan.

The Jewish centre across 90 Avenue has plans to add a school, seniors' facilities, and possibly retail on their site in the near future. The re-zoning was approved some time ago. Already, 90 Ave and 16 St is a very unsafe intersection for pedestrians and seniors. PBP has received various complaints from residents (Councillor's office is aware of this). There seems to be insufficient space to facilitate additional traffic. Once the 14 Street and 90 Avenue lands are gone, there will be no room to upgrade this intersection ever.

Parking is already an issue at Glenmore Landing. There is no accommodation to address an additional 1,800 plus minus or so cars (based on 1.5 cars per residence) at a minimum for new buildings in an already congested mall. The City is encouraging the reduction of the number of parking spaces per residence in new developments and promoting rapid transit. Residents may use BRT or bicycles to commute, but residents have kept their two cars (as has happened in Marda Loop). If there is paid parking under the apartments, many people park in adjacent streets to avoid parking fees. It is a big problem, especially for residents of surrounding areas if new buildings' residents have to street park blocks away.

The height of the buildings proposed is an issue (request of 115 m for maximum height of buildings from permitted 10 m in MH-3 zoning). The cluster of six to 20 story or so residential towers is not reasonable within the context of Palliser, Bayview, Pumphill, and Haysboro communities. Tall buildings create imbalanced load on municipal services. It is difficult to prevent congestion which also increases social problems in towers.

The immense size of development will not only be out of place for a small shopping centre, but it will strain the current educational and medical facilities, parks and recreation, open spaces, etc.

Impact on Surroundings

Proximity of the towers to the already busy roads and the lack of parking will create safety and noisy conditions for the new and existing residences around. This will create potential traffic woes and line ups, such as backups into 90 Avenue and 14 Street, causing road user conflict. If the proposed layout is approved for re-zoning, our communities are looking at traffic chaos, safety concerns, higher crime rates, and an overall unattractive development.

Glenmore Landing is surrounded by natural lands, walkways, and the Reservoir. Glenmore Landing is used not only by the residents of PBP, but also by many recreation and sports groups (joggers, cyclists, seniors, and youth) from all over Calgary. A development of this size will ruin the natural beauty and openness of the shopping area and create an unappealing development. It will lead to a decline in overall quality of life for existing residents, many of whom who use Glenmore Landing on a daily basis.

The scale of the proposed development is dominating to those living in single family homes. There's no transition between single detached homes and twenty storey or more towers. It will look more like a downtown development rather than a residential neighbourhood.

The existing residents are looking at 15 to 20 years of construction as per phasing plan.

Densification of the community could potentially decrease property values.

Suggestions for Improvement

Instead of planning housing for 2,744 people along the outskirts of the existing mall in the short term (described as 15 years and then redevelopment with future land use amendments), consider redeveloping the property in its entirety with M-H3 zoning so that we can have a good site layout for housing and mixed-use development, avoiding future land use amendments. This will also achieve the City's long term ultimate vision. Plan housing on the inside, away from busy intersections.

Allow a roadway from the proposed development to run parallel to BRT lanes through Heritage parking lot and then allow ingress and egress through Heritage Drive.

Consider more horizontal five to six storey residential buildings if they are to be built right on 14 St and 90 Ave (instead of high-rise buildings).

Consider reducing the number of towers and density to reduce the load on existing framework of roads and accesses/exits.

Develop phase 3 site first away from 90 Ave and 16 St for phasing.

Due to existing scarcity of open areas, preserve the green space for more holistic living.

Conclusion

We are interested in a collaborative, dynamic, and transparent process for the duration of this application to create an overall better development and reach a positive outcome. The process needs to be thoughtful and done in a logical manner, taking existing residents and users into account. Our community has a good mix of rentals, seniors, subsidized, town houses, villas, and detached housing for your consideration when finalizing below market housing numbers. These are beautiful, well-established communities which need to be preserved. We need better use of built-up spaces and require more, not less green space.

GAMES & PUZZLES

Guess That Canadian City!

1. This city hosted Canada's first and only Summer Olympics in 1976.
2. Ginger beef was invented in this city in the 1970s.
3. Terry Fox began his "Marathon of Hope" in this city.
4. This city has the highest population and is the most visited in the country.
5. In the 1900s, illegal tunnels were built in this city to hide Chinese immigrants who were avoiding discrimination or who couldn't afford the head tax.
6. This town is dubbed the "polar bear capital of the world."



SCAN THE QR CODE
FOR THE ANSWERS!

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our Innovative Consumer Programs



LEN T WONG + ASSOCIATES



GREATER PROPERTY GROUP



Call or Text 📞 403-606-8888 ✉️ len@lentwong.com 🌐 calgaryhomesearch.com 🌐 calgaryluxuryhomesearch.com

*Guarantee is being offered by Greater Property Group. Terms and Conditions apply.

PALLISER COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	23	11	10	\$412,400	\$394,500
May	23	5	10	\$687,950	\$688,750
April	23	6	4	\$324,950	\$348,500
March	23	9	9	\$399,900	\$400,000
February	23	5	2	\$506,950	\$495,000
January	23	5	5	\$309,900	\$310,400
December	22	3	6	\$379,450	\$356,375
November	22	4	2	\$444,000	\$435,500
October	22	5	6	\$579,900	\$566,500
September	22	5	4	\$317,250	\$310,000
August	22	5	6	\$321,950	\$322,500
July	22	6	5	\$349,900	\$348,000

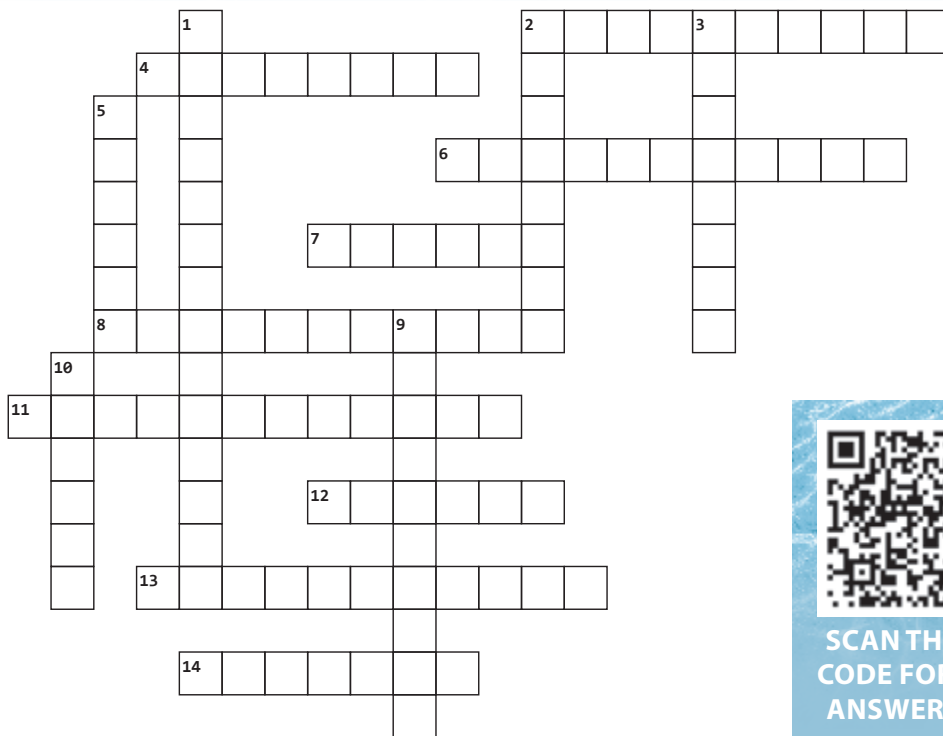
To view more detailed information that comprise the above
MLS averages please visit pall.mycalgary.com

PUMPHILL COMMUNITY REAL ESTATE ACTIVITY

		Properties		Median Price	
		Listed	Sold	Listed	Sold
June	23	3	3	\$1,998,000	\$1,818,888
May	23	2	5	\$1,150,000	\$1,100,000
April	23	3	2	\$1,099,000	\$1,075,500
March	23	5	1	\$1,200,000	\$1,195,000
February	23	1	1	\$1,075,000	\$1,080,000
January	23	0	0	\$0	\$0
December	22	0	0	\$0	\$0
November	22	1	2	\$849,450	\$825,000
October	22	1	1	\$629,900	\$635,000
September	22	1	0	\$0	\$0
August	22	2	2	\$2,023,400	\$1,867,500
July	22	2	1	\$850,000	\$870,000

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

August Crossword



Across

2. This Pickering, Ontario singer-songwriter rose to fame on Vine.
4. This heroic 18-year-old from Port Coquitlam, BC aimed to complete a cross-Canada run to raise funds for cancer after being diagnosed and having his leg amputated.
6. The cities of Pompeii and _____ were destroyed on August 24, 79 A.D., by the eruption of Mount Vesuvius.
7. National _____ Day, celebrated on August 24, commemorates the patent for this modern breakfast appliance.
8. Born on August 28, she is Canada's "queen of country pop."
11. This Cole Harbour-born hockey player was the youngest NHL captain to lead his team to a Stanley Cup victory in the modern era.
12. National _____ Day celebrates the accidental invention of this helical children's toy.
13. This holiday is observed on the first Monday in August in Alberta.
14. This lime green stone is August's primary birthstone.

Down

1. This dystopian debut novel is narrated by Wil Wheaton, who is also briefly mentioned in this well-known sci-fi book by Ernest Cline.
2. In August, the _____ moon appears in the sky and is named such because of the abundant fish that Algonquin tribes were able to catch at this time of year.
3. On August 21, 1911, this artwork was stolen, making it one of the most famous pieces in the world.
5. The reason August is referred to as the "dog days" of summer is because of this star that rose at the same time as sunrise in August during Roman times.
9. On August 28, 1963, Martin Luther King Jr. famously delivered his "I Have a Dream" speech in this city.
10. August 1, 1997, was the Canadian release date of the first movie in this popular family-friendly series featuring an athletic golden retriever.



No one
has to
face
cancer
alone.



Wellspring Alberta is a registered charity that provides free professionally-led programs and support for anyone living with cancer, including caregivers, and family members. Our programs are available online, in-person, or over the phone.

At Wellspring Alberta, you'll find a place to connect with others, be yourself, and find the support you need to face cancer.

wellspringalberta.ca | 1.866.682.3135 | Charitable Reg. #809013675RR0001

Creating a Safe Haven: The Proposed Small Dog Park

by Jakub Strycharski

Introduction

Picture this: a serene, dedicated space in your local park, filled with wagging tails, playful yips, and the pitter-patter of tiny doggie paws. A small dog park could be the answer to creating a perfect haven for our four-legged companions weighing under 25 lbs. By recognizing the unique needs of these pups, we can offer them a safe and enjoyable environment where they can socialize, exercise, and thrive.

Importance of Small Dog Parks

While traditional dog parks cater to dogs of all sizes, they often pose risks to small canines. According to studies, small dogs are more likely to be injured in off-leash parks due to their vulnerable size. Unintentional collisions or overly boisterous play with larger dogs can lead to serious injuries or accidents. By establishing small dog parks, we prioritize the well-being of these smaller breeds, ensuring that they too can enjoy their time outdoors without fear.

Statistics Speak Louder

Statistics reveal that small dogs are particularly susceptible to injuries in off-leash environments. One study found that small dogs experienced injuries five times more frequently than medium or large dogs. These injuries range from broken bones and sprains to bite wounds and lacerations. It is a concerning reality that we cannot ignore. By offering small dog parks, we take a proactive approach in reducing these incidents and providing a safe space for our beloved furry friends.

Safety Measures

Small dog parks incorporate safety measures tailored specifically to the needs of smaller dogs. With separate play areas of different sizes, small dogs can freely interact and play with their peers, minimizing the risk of potential injuries. Additionally, these parks have lower fence heights to prevent escapes and ensure the safety of the smallest and most agile pups. Well-maintained and properly designed agility equipment, such as ramps and tunnels, can also be added to cater specifically to the size and abilities of smaller breeds, providing them with a fun and stimulating experience.



Cost-Effective Solution

The proposed small dog parks are a cost-effective endeavor for our city, as they will be established within existing city parks. Utilizing available space and resources allows us to minimize the overall cost of implementing these parks. Not only do our small dogs deserve a dedicated space for their activities, but the expense to create and maintain these areas is far lower compared to constructing entirely new parks. It's a win-win situation for both the city and its small canine residents.

Community Engagement

We encourage the community to support the establishment of small dog parks within our city parks. Your voice matters! If you are a small dog owner or even a resident who recognizes the importance of providing a safe space for our smaller canine companions, we urge you to express your support or share your comments with the local authorities and City officials. By showing our collective interest, we can drive the proposal forward and make this long-awaited dream a reality.

Conclusion

Creating small dog parks within existing city parks is a vital step in ensuring the safety and well-being of our furry friends weighing under 25 lbs. By acknowledging the unique needs of small dogs and offering them a dedicated space, we can reduce the risk of injuries and provide them with the socialization and exercise they require. Let's rally together as a community and show our support for this proposed small dog park initiative. Our furry friends are counting on us! Please email me at j.strycharski@shaw.ca if you support and want to help with this initiative!



Brooks

REAL ESTATE GROUP

brooksrealestategroup

Brooks Real Estate Group - RE/MAX House of Real Estate

www.brooksrealestategroup.ca

403-287-4923

RE/MAX HOUSE OF REAL ESTATE

4034 16 St SW Calgary, AB T2T 4H4



#5 - 68 Baycrest Place SW | \$1,349,900

Beautifully updated 2,537 sq. ft. townhome facing west onto the courtyard! Open the awning, sit on your deck, and enjoy the courtyard. Looking to downsize? This home offers the primary bedroom & en-suite on the main floor while the upper level includes a large family room, oversized bdrm and full bath. FABULOUS kitchen!



60 Palis Way SW | \$819,900

If you are looking for an upgraded home with all the bells and whistles, you have just found your spot! Oversized south rear yard with patio, large double garage in the rear plus a single front attached garage, main floor bonus room with sauna, updated kitchen, balconies off the primary and secondary bdrm and fully developed down. Excellent location - quiet street and easy walking distance to schools and parks.

Palliser Bayview Pumphill Real Estate Activity for May 2023

		SINGLE FAMILY HOMES	PRICE	CONDOS	PRICE
BAYVIEW	Active	0	—	1	\$1,349,900
	Sold	3	\$1,230,000 - \$1,920,000	—	—
PUMP HILL	Active	1	\$925,000	—	—
	Sold	2	\$1,375,000 - \$1,800,000	—	—
PALLISER	Active	3	\$599,000 - \$819,000	1	\$648,000
	Sold	8	\$720,000 - \$876,000	6	\$295,000 - \$424,000

WE ARE IN A SELLER'S MARKET!!!! IF YOU ARE THINKING OF SELLING YOUR HOME, PLEASE GIVE US A CALL!

BUSINESS CLASSIFIEDS

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

ELECTRICITY IS NOT A HOBBY: Call a licensed electrician and pot light specialist. No job is too small. Excellent rates. Please call John at 403-281-5002 / 403-708-6555.

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.

PALLISER | BAYVIEW | PUMPHILL 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 at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

AFFORDABLE DENTAL CARE MINUTES FROM PALLISER | BAYVIEW | PUMP HILL! Cut through the noise. Message received loud and clear! We follow Blue Cross and all dental insurance fees. No surprises. No fluff, no frills! Direct billing; instant tax receipts, too! Independent establishment for over 33 years! Call today at 403-287-6453 or 403-272-7272, or visit CalgaryDentalCenters.com. Save money, smile, be happy!

CALGARY MAT & LINEN: Get high-quality mat and linen services with pick-up and drop-off from Calgary Mat & Linen! We offer expert rental and cleaning for hospitality and healthcare industries. Contact us at 403-279-5554 or visit <https://calgarymatandlinen.com/> to learn more and get a quote. We are located in SE Calgary.

EXPERIENCED LOCAL HANDYMAN-CONTRACTOR: Whatever your home improvement project may be, our team of experts can help. Fully insured and licensed with the city. 15% seniors discount. Call us today for a free quote. 403-255-5115.

LANDSCAPING & WINDOW CLEANING: Weekly yard care starting at \$39. Decorative mulch, rock, soil and sod installation. Window or gutter cleaning starting at \$109; interior or exterior. Garden beds, stone patios, walkways and rock walls. Deck and fence builds, small concrete jobs and synthetic grass installation. A+ Member of BBB. Licensed and Insured. WCB. 403-265-4769 | YardBustersLandscaping.com.

JUNK TO THE DUMP / ODD JOBS: Safety starts with a clean and clutter free environment. Disposal of any household unwants. Reno clean-ups. Move in/out garbage removal. Disposal/recycling of appliances/electronics. Reno moves. Very prompt service, best prices and satisfaction always guaranteed! We load. Senior discount. Please call Sanil for your free estimate at 403-616-2758.

PLUGIN ELECTRICAL SERVICES: We are your next-door electrician, a family-owned company with over 18 years of experience. From adding lights or plugs, smart switches, panel upgrades to home renos, we're here for all your needs. Our goal is always 100% customer satisfaction. Call Raph at 403-629-6726 or email pluginelservice@gmail.com for a free quote.

LANDSCAPING SPECIALISTS: AS/F Contracting specializes in concrete installation & removal, decks, fences, sod, retaining walls and paving stones. Call Shawn for a free estimate at 403-651-0424 | www.asfcontracting.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, 403-269-2707.

GUTTER DOCTOR: Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, and heat cables. Local business for over 20 years with more than 50,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

Volunteers bring heart to the community.

Our hospital needs YOU!



Alberta Health Services
Volunteer Resources



Scan the code or email rg hvolunteer.resources@ahs.ca for more info!

www.kilbco.com

CONCRETE SEALING

Kilbco offers concrete resealing to help protect and enhance the appearance of exposed aggregate, colored and stamped concrete patios, walkways and driveways. We take pride in using the best sealing products available which help repel salt and protect against UV rays.

Please call Kilbco to maintain the value of your investment.

FREE ESTIMATES

SEALED



UNSEALED



KILBCO
CONCRETE CURBING

Locally Owned & Operated

Free Estimates to 403.870.0737



Hate Your Renewal Rate? Call Me!

Expert advice
Excellent rates
Many options
Better mortgages




ANITA 403-771-8771
anita@anitamortgage.ca

Licensed by Avenue Financial

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

SCAN HERE TO VIEW ADDITIONAL CONTENT: NEWS, EVENTS, CRIME STATS, REAL ESTATE STATS, & MORE

PALLISER



BAYVIEW



PUMP HILL



OAKRIDGE
DENTURE & IMPLANT
CENTRE



**We have moved to the new Professional Center
next to the Co-op grocery store!**

Suite #245 – 125 Oakmoor Plaza SW

For more information, call us at 403-251-1522

**Personalized High Quality Dentures,
From the Denturist Who Cares!**

- New Complete and Partial Dentures
- Implant Denture Services
- Relines, Repairs & Adjustments
- Complimentary Consultations
- Direct Billing with Assignment Insurance Companies
- Dental Implant Placement Referrals

**OakridgeDentureCentre@gmail.com
www.OakridgeDenture.com**

403-251-1522

**Charles Gulley, DD, F.C.A.D.
Denturist, Denture Specialist**

Proudly owned in *Calgary* serving Calgary businesses



CALL 403.279.5554

109 - 10836 24th Street SE



Mat & Linen Services



MATS

Commercial mat rentals
and purchases



HOSPITALITY SERVICES

Linens for tables, chairs, and
napkins. Laundry and
pressing services



WORKWEAR

Workwear and cleaning of
uniforms and coveralls



CLEANING

One-stop service for cleaning
supplies and paper products

calgarymatandlinen.com

PROTECTING FAMILIES

**IS YOUR WILL UP TO DATE?
DO YOU HAVE AN ENDURING
POWER OF ATTORNEY?
DO YOU HAVE A
PERSONAL DIRECTIVE?**

We can help:

✓ House calls ✓ Reasonable fees

Location: Palliser

403-669-3355

C

CAMERON LAW
A LIFETIME OF EXPERIENCE

FAMILIES

PROTECTING FAMILIES

Your Local Realtor

MARGARET HAMILTON

403.615.4256

403.252.5900

margarethamilton@shaw.ca
www.margarethamiltonrealestate.com



ROYAL LEPAGE
**DIRECTOR'S
PLATINUM
AWARD 2021**



ROYAL LEPAGE
**DIAMOND
AWARD 2022**



Royal LePage® Solutions
205, 264 Midpark Way SE
Calgary, AB T2X 1J6

FITFIX INC.

FOR ALL YOUR FITNESS EQUIPMENT NEEDS

FITNESS EQUIPMENT SALES AND SERVICE RESIDENTIAL AND COMMERCIAL

WHAT WE OFFER:

- Fitness Equipment Repairs & Preventive Maintenance
- Secure Equipment for Moves and/or Relocation
- High-Quality Gym Flooring Options

OUR SERVICES ARE FITFIX FIX'D OR IT'S FREE! CUSTOMER SATISFACTION GUARANTEED

GRAND OPENING

FITNESS EQUIPMENT STORE
TREADMILLS - BIKES - ELLIPTICALS -
STRENGTH EQUIPMENT - AND MORE!

AUGUST 19-20, 2023

SAT-SUN | 8:00 AM - 8:00 PM

BAY #7, 4115-61 AVE SE, CALGARY

Summer Special
Limited Time ONLY!

Use this AD for \$50 OFF
before October 1/2023

GET A CHANCE TO WIN A BIKE
AT OUR GRAND OPENING!

FOR MORE
INFORMATION

VISIT US:



@FITFIXINC

WWW.FITFIX.CA

Go online to
book an appt now!



Or email us:
service@fitfix.ca