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AGM MEETING
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Palliser Bayview Pumphill Real Estate Activity for December 2023

		SINGLE FAMILY HOMES	PRICE	CONDOS	PRICE
BAYVIEW	Active	0	—	0	—
	Sold	0	—	0	—
PUMP HILL	Active	0	—	0	—
	Sold	1	mid \$680,000s	0	—
PALLISER	Active	0	—	3	\$379,000 – \$455,000
	Sold	2	mid \$740,000s – high \$840,000s	1	low \$430,000s

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Thursday:	8AM - 3PM
Friday:	8AM - 3PM
Saturday:	8AM - 2PM

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

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BAYVIEW



PUMP HILL



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Palliser Bayview Pumphill Community Association Hall Rentals

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Please visit our website to view our live calendar or send a rental request to pbpca@pbpcommunity.ca and our Facility Coordinator would be happy to help!

Our community Association can accommodate up to 60 guests for seated functions or 75 standing. Our hall is 1040 sqft and is great for events like birthday parties, baby showers, Anniversary parties, workshops/seminars, also great for children's groups such as arts shows and much more!

The main Hall includes 60 chairs and 12 tables (6' x 2.5'). Our kitchen is not commercial but holds a stove, fridge, microwave, sink, and coffee makers. We do have free Wi-Fi. We also have a few extra perks that can be included for an extra fee such as: screen, projector, small speaker system, Propane BBQ, and Master Chef outdoor grill.

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\$25 per hour no minimum, your rental time must include your set up and clean up or you can pay the optional \$35 fee for cleaners.



Glenmore Landing Redevelopment

On October 25, 2023, RioCan hosted an open house for the Glenmore Landing development. The Residents of PBP who are knowledgeable in planning and engineering expressed significant concerns about the redevelopment. They have requested consultants' reports and documentation from the city, but those have not been provided to date. Notable changes included reducing the height of the six towers from 36 storeys to around 21 to 25 storeys, while maintaining a density of approximately 3000+ people. However, RioCan was vague about the density and use of the 10.4 acres of the existing plaza and other community concerns posed to them.

There are several key concerns which are yet to be addressed and include:

1. Transportation Impact Analysis. Traffic impact is an important consideration for the viability of the proposed development. The overall impact of multiple developments must be analysed simultaneously. The TIA must provide consideration to future traffic generated by the rezoning of the Jewish Community Centre, the Coop, Tsuut'ina Taza, and Southland Crossing developments. In addition, three senior residences across 90 Ave. with their numerous pedestrians should also be considered in TIA. A single stop-light exit at Glenmore Landing used by 12,000 residents to access rest of the City and Rockyview Hospital pose serious safety and traffic related concerns. Finally, the TIA report needs to be shared with the stakeholders to address any concerns.

2. Density. The amended land use application indicates 3000+ people on the five acres of Parkland sold to RioCan and additional people and jobs planned on remaining 10.4 acres in the long term. A neighbourhood shopping plaza will match the density of downtown. Considering other proposed developments and the potential for HGO zoning, it is very important to ensure the infrastructure can handle this.

3. Parking. The underground parking per developer's role of thumb puts the dig at 6 stories below ground. The impact of underground parking on the Glenmore Reservoir water table raises significant concerns. A hydrology and geotechnical impact study must be conducted to assess effects on the water table, as the reservoir provides half of the city's drinking water.

4. Sun Shading and Wind Speeds/Tunnels. Shadows cause black ice accidents on roadways and pathways. The community requests shadow maps for the months of September and March when the sun is low (8:00 am) and studies on wind speeds/tunnels.

5. Environmental Assessment and Impact Study. An environmental report/impact study must evaluate the carbon footprint of the six proposed conc. towers on the fragile environment of Glenmore Reservoir, Weaselhead, and Fish Creek Park. Infrastructure effects on transportation, water, and sewer also need addressing. Other concerns include a fifteen-year construction phase for RioCan's short term redevelopment which raises concerns about dust and disruptive construction noises affecting both park users and local wildlife.

6. Selling of Parklands. Surplus lands function as buffers. These parklands, protect adjacent drinking water areas from development impacts. The City hall fought the original developer all the way to the Supreme Court to maximize the parklands in mid 1980s so that Glenmore Landing will not be a blight on the adjacent Parklands. This strategic long-term vision and legacy must be upheld.

7. Area Redevelopment Plan (ARP). The Local Area Plan or Area Redevelopment Plan (LAP/ARP) does not exist. We believe that a City initiated LAP/ARP will determine the area's potential buildout and subsequent impact on the road network, schools, water, and sewer capacity etc. and will ensure full accountability and transparency and in full compliance with City Planning practices and processes. A development of this magnitude normally has a due process of many years of public consultations and approvals by the City. A neighbourhood shopping centre redevelopment adjacent to an environmentally sensitive reservoir should not be pushed through the aggressive timelines of the City/RioCan without a LAP/ARP in place.

The RioCan REIT Q3 2023 Financial Report states: *"RioCan continues to revisit zoning applications to optimize density and use in order to improve project economics. RioCan does not intend on commencing any new physical construction in the near term."*

The PBPCA is requesting an LAP/ARP be prepared before the parklands are declared surplus and sold off and this land use redesignation be put on hold and evaluated carefully.

Sushma Mahajan

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PALLISER COMMUNITY REAL ESTATE ACTIVITY

	Properties		Median Price	
	Listed	Sold	Listed	Sold
December 23	4	3	\$725,000	\$745,000
November 23	6	2	\$432,450	\$441,650
October 23	3	5	\$450,000	\$467,100
September 23	5	4	\$444,950	\$471,750
August 23	7	7	\$665,000	\$644,000
July 23	2	2	\$324,450	\$353,750
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

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
December 23	1	1	\$624,900	\$685,000
November 23	0	0	\$0	\$0
October 23	3	2	\$1,624,450	\$1,602,500
September 23	0	1	\$784,900	\$811,600
August 23	3	2	\$1,004,000	\$986,500
July 23	1	0	\$0	\$0
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

To view more detailed information that comprise the above
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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**

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JOIN THE PBPCA HERE!

Deer Neighbours

by Mirai Hanson

All over North America, deer populations have faced increasing challenges due to human encroachment. Despite these pressures, they are incredibly adaptable and able to survive. Urban areas have enough habitat to provide them with cover for safety, and trees and shrubs to browse for food. In cities, many have learned to look both ways for cars before crossing the street, and the “deer in the headlights” saying does not apply to them. It seems we are seeing more deer in areas of Calgary that are close to the river valleys and edges of the City when traffic quiets down.

An encounter with a deer has historically held significance in many native North American cultures, where it has been seen to forecast change, new opportunities, peace, fertility, and abundance. Some have seen a deer encounter as reason to take a more positive, graceful, balanced, grounded, and compassionate approach to life.

When you encounter a deer, give it plenty of space. Don't allow your dog to harass or chase it.

In Calgary, we have both Mule and White-Tailed deer.

Mule deer have larger ears.



White Tailed deer have white on the front of the neck and tails with pure white on the underside - no black tip. Their tails flag from side to side as they run.



Both species of deer have coats that change to a darker colour in winter.

Their hair is hollow, providing better insulation. Their long narrow legs help their blood stay warm by the blood vessels touching each other. Their eyes and ears move independently to better pinpoint danger.

They have strong teeth for chewing hard grass stems and young pinecones, which have fewer calories than summer food. In the wild, all deer lose weight in winter but about 60% of fawns will survive.

Like all animals, deer must constantly balance the cost-benefit ratio of expending energy. They must use energy to stay warm and to feed. When it gets cold and snow accumulates, it takes more energy to move to find food. At some point, the energy cost exceeds the benefit. By finding shelter and moving less, when it is really cold, deer conserve energy and burn less of what remains of their stored fat.

While there have been times when deer or elk seemed to take over spaces and become territorial in Banff or Okotoks, we have not really seen that in Calgary.

When they leave the parks to seek shelter and a snack (and perhaps escape hunters or predators) in our neighbourhoods, be sure to give them some space and just enjoy their visit.

Leapers and Leaplings Special Day



Four million leap day babies? Did you know the odds of being born on February 29 is one in 1,461! Leap day babies are better-known as 'leapers' or 'leaplings'. Hats off to these time-defying, once-in-a-blue-moon birthday legends!

Glenmore Landing: Efforts to Sell and Rezone Designated Parkland to build Residential Towers - Update on City Procedure and Public Engagement

On December 21, 2022, when I expect that most of us were making final plans for the festive season (and not looking for instructions to respond on short notice) a notice from our alderman appeared at <https://www.co11aborate.ca/statements> which was found several days later by one of our board members.

The notice stated that there would be a January 10, 2024 meeting of the Infrastructure and Planning Committee (IPC) and that the Committee would review the terms of the sale to RioCan (which could be done in closed session) and answer the question of whether this land should be sold for redevelopment, which decision was made would then be forwarded to Council for consideration and final approval at the January 30 Regular Meeting of Council.

The notice stated that the public would have opportunity to speak to the item on January 10 at 9:30 am, but comments were to be specific to this land sale, and not the land use application being made by the proposed purchaser.

This notice followed the many requests that have been made to the City by citizens living near Glenmore Landing, for records and information, relevant to the how this parkland (without our knowledge) became "surplus" (in order that it could be sold) and the agreement by the City to sell it.

The decision to sell parkland is not made in a vacuum. We already know that the City has made an agreement with RioCan which is in play and is being considered.

The problem is that (as at the time I am writing this) the agreement continues to remain hidden from the public. Although neither the agreement nor its most basic terms has yet been revealed to the public, I think it is reasonable to assume that the agreement is conditional on the seller (the City, which is supposed to protect us and this green space) granting the land use redesignation that the buyer wants.

In the private sector, it would be considered a conflict of interest, for someone with an interest in the outcome to

take part in a decision. For this reason, a judge or board member would recuse himself and not adjudicate or take part in deciding where (s)he had a personal interest in the outcome.

In this situation, it would seem reasonable to assume that the City stands to receive a higher price for the land and receive a tremendous amount of property tax from future high-rise development, if it decides to sell the greenspace and rezone the land for that sort of development.

We know that the City's received a traffic impact assessment and other expert reports that were required to be submitted by RioCan thus far and is considering them.

How could it be said that the decision to sell this parkland is independent of the buyer's application for the land use redesignation that it wants?

Is there anyone who would believe that our elected officials would decide to sell this parkland without knowing the land use redesignation that the buyer wants?

On the buyer's side, how could anyone believe that it would buy the land if it had to remain parkland, and it did not get the land use redesignation that they want?

We are told that the Traffic Impact Report is not yet finalized, and one cannot yet predict the effect of the proposed development on traffic congestion next to Glenmore Landing or (since there is not yet any expert advice on this) whether the excavation needed for the proposed towers will puncture an impervious layer of rock and cause a loss of water from the Glenmore Reservoir (our drinking water).

Shouldn't this greenspace be preserved, so that it continues to provide an important buffer, separating people at Glenmore Landing from the busy traffic on 90 Avenue and 14 Street SW?

Wouldn't it be rational for the decision on whether to sell this parkland be postponed until after we can safely predict these things? Shouldn't the area around Glenmore Landing (with its traffic congestion and proximity to the Glenmore Reservoir) like other, less

Winter Cart Placement Tips

Follow these winter tips to keep your cart collection safe and on schedule:

- Clear snow and ice to put your carts on even ground. Don't place carts behind or on top of snowbanks.
- Leave enough space around your carts to easily walk between and around them.
- Store carts in a sheltered spot and move them out on collection day, so they don't freeze to the ground. Move carts back by 7:00 pm on collection day.
- Clear snow off your carts and keep lids closed. Snow in your blue cart ruins recyclables and makes them difficult to sort at the facility, meaning they can't be turned into new products.
- Prevent food and yard waste from freezing inside your green cart. Use compostable bags or place crumpled newspaper or a pizza box at the bottom of the cart.

vulnerable, parts of the City, require a carefully prepared Area Redevelopment Plan, before any decisions to sell this parkland and allow this drastic change in the type of development allowed? Wouldn't it be patently unreasonable not to postpone the decision on selling the parkland until the effect of such development can be safely predicted?

Doesn't fair procedure require that those, or at least the findings, be produced to the public, well in advance of any decision, so that there is opportunity for meaningful response by other experts?

In matters relating to the proposed redevelopment of Glenmore Landing, don't we deserve better than to be subjected to a shell game, where the relevant records and information continue to be withheld?

If things continue as they are, won't the rezoning be pushed through, without our being properly informed and having the opportunity for meaningful response, leaving us with little or nothing we can do to prevent the construction of the towers, with all of the (still unpredictable) consequences?

What do you think?

Please inform the City by emailing melanie.horkan@calgary.ca.



SUPERHERO OF TIME

We all know Leap Day occurs on February 29 every four years. But did you know without leap day swooping in every four years, our calendar would be like that friend who's always fashionably late—except 24 days late every century! We'd be celebrating Christmas in January and New Year's in February. Thank goodness for leap day, the superhero of timekeeping, saving us from the chaos of a wonky calendar!

29

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Medieval Tinder

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Guess The Duo!

1. This love-hate duo is on a quest to save a princess while fighting a fire-breathing dragon.
2. These stepbrothers create zany projects to make the most of their summer vacation.
3. This pop duo from the 60s are well known for their song "I Got You Babe".
4. These frenemies, created by William Hanna and Joseph Barbera, have been playing cat and mouse since 1940.
5. This fantasy duo set out on a journey through the misty mountains to save Middle Earth.
6. This superhero duo attempts to thwart the evil plans of villains in Gotham.



AGM Notice - Please Save the Date

The Pumphill, Bayview, Palliser Community Association (PBPCA) will be hosting its Annual General Meeting February 6, 2024, at 7:00 pm MT at 2323 Palliser Dr SW.

We invite all community members to join us for an evening of community updates, discussions, and the opportunity to connect with your neighbours.

At the AGM, we will be discussing key community initiatives, including the proposed (RioCan) Redevelopment of the Glenmore Landing Shopping Centre Project, sharing updates on ongoing projects, and providing a platform for community members to voice their opinions and suggestions. This is your chance to actively participate in shaping the future of our community.

If you have any questions or specific topics, you would like addressed at the AGM please reach out to us at pbpcam@pbpccommunity.ca.

Thank you for your ongoing support, and we look forward to seeing you at the Annual General Meeting.

Word of the Month

Besotted: adjective (be-sot-ted)
 To be blindly or completely infatuated.
 After 50 years of marriage, he is still as besotted with his wife as the first day he met her.

JOKE OF THE MONTH

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Great Cities Have Great Parks

by Lesley Farrar

Where does your perfect day begin? Where do you go to meet your neighbour for a walk or compete with your pals in a pickleball round-robin? Where do you train for your next sporting event or just to try something new? If you live in South Calgary, the answer is likely Glenmore Reservoir Parklands.

- City parks encourage active lifestyles and improve mental health.
- City parks increase community engagement and provide opportunities to socialize.
- City parks help clean the air and improve public health.
- City parks are tools to help cities achieve their equity goals.

Great cities are almost synonymous with their great parks: Vancouver/Stanley Park, Toronto/High Park, Montreal/Mount Royal, New York/Central Park, San Francisco/Golden Gate Park, London/Hyde Park, and the list goes on.

Do you know what these parks in cities where rents are exorbitant and land values are sky-high all have in common? They have preserved their parkland aesthetic and integrity by having either roadways or waterways that buffer these parks from urbanization encroachment. Effectively, these cities have used these perimeters to preserve and protect parklands and the precious nature of their environments.

Calgary's has a few great parks (Nosehill and Fish Creek are notable examples) but I would argue that Glenmore Reservoir Parklands (combining North and South Glenmore parks, Weaselhead and Heritage Park) represent Calgary's unique gem. With mountain views, tennis courts, splash pads, spacious public event sites and quieter picnic tables all integrated with scenic bike paths surrounding our lake-like reservoir, we Calgarians love this park. Summer and winter (do we have any other seasons) the Glenmore Reservoir Parklands are well-loved and well-used.

Imagine the effect on the Reservoir Parklands when Rio Can undertakes construction of six high-rise, high-density towers and an 'intensified' commercial development at Glenmore Landing. With a fifteen-year build out plan, we can anticipate a lengthy and high-volume impact

from the numerous pile drivers, back hoes, dump trucks and cranes required to excavate, prepare and build the development. While we want to encourage folks to use parklands, after completion this development would likely create areas of extreme congestion and overutilization. The effect of shading, noise and human impact will alter biodiversity and migration corridors. This kind of habitat destruction will have permanently affected Calgary's "Great Park".

Calgary's population is growing rapidly. Throughout this densification process, Calgarians are expected to live in smaller and smaller living accommodations. This transition to smaller living spaces makes public spaces, and parklands in particular, of increasing importance for our recreation and mental health. Calgary's parklands and greenspaces must be off-limits to developers. Inflicting a 'mini city' upon the doorstep of sensitive Glenmore Reservoir Parklands will fundamentally alter this precious environment.

To help preserve and protect Calgary's "great park" for all Calgarians, we must block the sale of parklands to Rio Can and deny the application for a change in land use to build residential towers and an 'intensified' commercial development.

The City of Calgary has proposed density to protect our environment from urban sprawl, yet development at this sensitive location threatens the very land and environment that density was meant to protect.

An Abundance of Sudoku



What is the significance of the number 6,670,903,752,021,072,936,960? And how do you even say it? This is the total number of solvable Sudoku puzzle layouts. It is six sextillion, 670 quintillion, 903 quadrillion, 752 trillion, 21 billion, 72 million, 936 thousand, 960. Try saying that five times fast! Super easy right?

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Don't Get Stung by the Bee!

The shortest month of the year is one of the most misspelled words in the English language. February is like that mischievous word that trips up even the most seasoned spellers! It's the spelling bee's sneaky little riddle, playing hide-and-seek with that elusive "r" and making a twisty-turny challenge out of a seemingly simple month!



Save Our Parklands: Glenmore Reservoir

by Jennifer Baldwin and Karen Arndt

Our city is rapidly changing with new development and considerations for what the future will look like. The city has to make room for new development as the demand for housing increases, but what does smart city planning look like? The City of Calgary has set forth numerous planning guidelines to ensure that the future of our city is flourishing and sustainable, yet these principles are being compromised as Calgary's parks and greenspaces are under threat by development. Parks and greenspaces are natural assets and are quintessential for the health and well-being of citizens.

The Municipal Development Plan is a guiding document the City of Calgary uses as a blueprint for Calgary's future. It focuses on prioritizing ecological protection for natural areas, open spaces, and parks (pg. 63), improving the aesthetic quality and sense of place for all communities and landscapes, (pg. 63) reducing disruption and fragmentation of habitat (pg. 64), protecting, restoring, and expanding Calgary's urban forests, providing adequate space and environmental conditions for forests to thrive, (pg. 74) and including parks and natural assets as part of Calgary's heritage, natural history, and identity (pg. 64).

The Biodiversity Strategic Plan is a ten-year framework for the city's commitment to protecting and restoring the natural environment. "Our vision is to value Calgary's diversity and richness in wildlife, vegetation, and landscapes (pg. 39). It is about greening the city, prioritizing maintaining biodiversity and landscape diversity. It is clear that Calgarians want a healthy natural environment and aspire to a lifestyle that will reduce their ecological footprint (pg. 16).

The Calgary Climate Strategy states the city plans to "improve the climate resilience of natural infrastructure" [which includes trees and parks that help sequester carbon dioxide] ... "to provide a thriving landscape into the future (e.g., restoring underutilized spaces, selecting native species and drought tolerant vegetation ... and maintaining green stormwater infrastructure)" (pg. 72). "Calgary has already experienced significant climate

events (e.g., flooding, severe storms, extreme heat, and wildfires)" which "are expected to increase in frequency, intensity, and variability" (pg. 52 and 53). "Climate change threaten[s] the health and well-being of communities and ecosystems" and comes at a financial cost (pg. 54).

Currently, this cost is averaging \$1.9 billion per year and is projected to be between \$30 to \$62 billion by the 2050s. (pg. 52). "According to the Global Commission on Adaptation, every dollar invested in climate adaptation will have an averaged six dollar return on investment" (pg. 54). Calgary's plan to double the tree canopy by 2060 would require planting 3,500 to maintain numbers and another 4,000 for expansion. Calgary is far behind this goal and from 2000 to 2022, it has substantially lost its greenspace from being at 54.1% to 37.6% (Stats Can).

It's our duty to protect these lands, once greenspace is gone, we can no longer buy it back. We understand the city's need to densify, but must it come at the cost of our precious greenspaces and parklands?



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September	23	3	5	\$1,299,900	\$1,245,000
August	23	1	0	\$0	\$0
July	23	0	0	\$0	\$0
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

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

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We are pleased to announce that **Ms. Gabriela Alvarado-Torres**
joined our team in October.

Gabriela is a Denturist who brings with her a diverse experience gained from practicing in several clinics in Alberta, where she provided a variety of treatment options to her patients. Her caring personality and attention to detail fits into our practice philosophy, and she can provide services in both English and Spanish! Call our office at 403-251-1522 to schedule an appointment with Gabriela or Chuck.

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