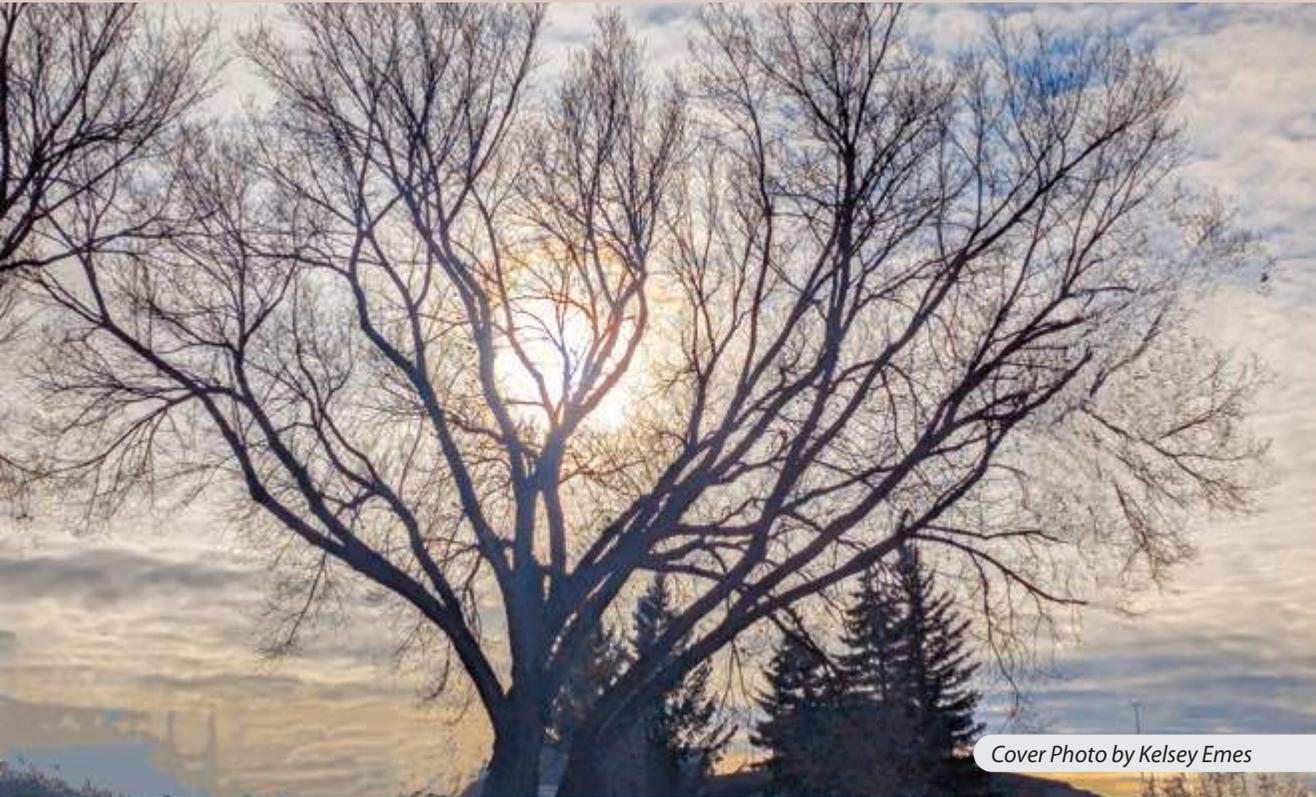


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Dear Brentwoodians,

Thank You, Camp Counselors!

It's early February, which for families with school-age kids means that we have to have our entire summer planned out already so we can book summer camps. When my wife went online at 8:00 am sharp this past Sunday for the opening of University of Calgary camp registration, she was put in a queue behind some 3,000 other parents anxious to keep their kids occupied and active over the summer.

These programs, whether at the University, through the city or community associations, or out in the wilds at various sleepover camps, could not exist without the hard work of thousands of teenagers and young adults who lead them. As a Cub Scout leader, I know that it can be a challenge to keep a group of 20 or 30 kids happy, safe, and engaged even for a couple of hours, so I commend the energy and enthusiasm of the youth from Brentwood and around Calgary who sign up to work at kids' camps and allow parents to stay sane and/or employed over the summer!

Row Houses vs Monster Homes

Given the occasional accusations of NIMBYism or classism that are part of the zoning debate, I think it is important to acknowledge that expensive single-family redevelopments or new builds can be just as jarring and out of context as some multi-unit rowhouses. They can be equally bad for destroying mature trees and replacing them with sad little shrubs and stick trees, for seemingly taking up the entire lot and overshadowing neighbours, and for not giving any consideration to the look of the street and neighbourhood in which the design is being placed.

It really isn't about how many households are living on a property, or how much their mortgage or rent costs each month – it comes down to builders and architects showing an understanding of the communities in which they are working, and city planners following rules and guidelines that to a large extent are already on the books.

Photo Contest

The *Bugle* is looking for Brentwood's best amateur photographers to provide cover images each month. If you have a great snap of our neighbourhood saved on your phone or posted on your social media feed, send it in for a chance to be featured on the cover of an upcoming issue! Photos must be 300 DPI or higher (i.e. from a newer model phone or good digital camera), 2400 x 1600 pixels minimum size, and portrait orientation. If submitting pictures of minors, please make sure that you have direct, express permission to submit the picture from a parent or guardian. Send your photos, or any questions, to bcabugle@telus.net.

Yours sincerely,

Jonathan Jucker

Editor, Brentwood Bugle



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Off the Bookshelf

by Rosemary Brown

Our latest read in the Indigenous Book Club was Bob Joseph's *21 Things You Need to Know about Indigenous Self-Government: A Conversation about dismantling the Indian Act*.

Joseph is the author of the previously reviewed *21 Things you May Not Know About the Indian Act*. He is a hereditary chief of the Gayaxala, or Thunderbird Clan, the first clan of the Gwawa'enuxw which is one of the eighteen tribes making up the Kwakwaka'wakw" in British Columbia.

He is also the co-founder of Indigenous Training Incorporated, which works with governments, corporations, and others on communicating with Indigenous peoples and communities.

His book on self-government is an insightful commentary designed to simplify the complexities of what it would mean to dismantle the Indian Act.

He contextualizes his discussion with a historical overview of relations between Indigenous peoples and governing authorities. In the pre-contact period Indigenous peoples had total control over their lives and lands. The Royal Proclamation of 1763 affirmed these rights, as Indigenous peoples were important trading partners and military allies. By 1867 and the founding of the Canadian state, this was no longer the case. The Canadian government viewed Indigenous peoples as dependents who needed to be civilized and assimilated, and the Indian Act was the coercive tool used in that process. It replaced traditional forms of governance, weakened the status of Indigenous women, enforced the removal of children to residential schools, outlawed traditional spiritual practices, and controlled every aspect of the lives and lands of Indigenous peoples.

This was the situation that existed in 1962 when Pierre Trudeau and Jean Chrétien introduced the White Paper, proposing returning title to the lands and ending the Indian Act. Indigenous peoples rejected the White Paper pointing out that they were being "cut loose with no resources and capacity to manage their own affairs." However, the door was open to discuss what to do with the Indian Act. Then a variety of legal decisions on Indigenous land rights and the inclusion of section

35 in the repatriated Canadian Constitution provided the means and opportunity to move towards self-government.

Joseph points out that there is no one path to self-government. Instead, each Indigenous Nation needs to negotiate what dismantling the Indian Act means to them. Currently there are 25 self-government agreements and 50 being negotiated.

Joseph refers to three of the negotiated agreements: those with the James Bay Cree, the Nisga'a, and the West Bank First Nation in B.C.

At the heart of these agreements is the assertion of First Nations authority over governance, revenue collection, economic development, lands, education, health, language, and culture. It would not be a downloading of responsibilities while maintaining government restrictions and red tape.

The federal government would continue to fulfill its fiduciary responsibilities with the long-term view of these lessening over time. Joseph details the issues to be considered in these fiscal agreements, sufficiency being a key one given the immense gap in infrastructure funding between Indigenous and non-Indigenous communities, the gaps which exist in income and employment opportunities, and the disproportionate impact of social issues such as incarceration rates and suicide due to colonialism.

These fiscal agreements would mean that instead of funds going to government departments and non-Indigenous organizations, the funds would go directly to the Nations to be employed as they saw fit.

Another shift is that of accountability, with First Nations governments becoming accountable to the community rather than the federal government, which had entailed many restrictions, red tape, and the constant need for reporting. While for example the West Bank First Nation has a chief and band council, the Nation's constitution includes among other things, recall provisions of the chief and/or any councillors, and key decisions are made by the whole community. Transparency and fairness are built into the constitution.

In brief, Joseph says that self-government means no Indian Act. Furthermore, Joseph states that Indigenous self government would benefit everyone.

For those wanting to learn more, I recommend reading the previously reviewed *Rez Rules* by Clarence Louie, Chief of the West Bank First Nation.

There are also two podcast interviews with Bob Joseph:

- <https://www.youtube.com/watch?v=1jAkbdeWu50>
- <https://www.nativecalgarian.com/podcast/episode/26f395ed/bob-joseph>

The latter is with Michelle Robinson who facilitates the Indigenous Book Club.



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SCAN ME

Books, Bees, and Bikes

by Lee Hunt



There are so many kind and sharing people in Brentwood. People who expend considerable energy and caring in helping others. Two such dynamic individuals are Laura and Chris Grant.

Laura and Chris have lived in Brentwood since 2005. It wasn't long before Cheri Macaulay easily convinced them to install a Little Free Library in their front yard. The LFL is well used by neighbours to both donate and take books.

In 2006, Laura wrote a carbon offset proposal called "Weapons of Grass Destruction", which the Federal Government is considering as policy, so we may well hear more about it in the future. In the following year, this led to Laura and Chris putting in considerable physical labour to convert their front lawn into a carpet of native species. They also converted their back yard "into a garden with heritage raspberries, haskap, a strawberry path, and a playhouse. Add to that large water collectors and a compost".

The plentiful plants soon attracted numerous bees. This in turn led to a knock on the door by Norm, the owner of Brisebois Bees. Since so many of the bees were spending time at Chris and Laura's gardens, might they be interested in having a few hives in their yard? The answer was a resounding "yes". They now have two hives in their yard to welcome the bees.

And then there are the bikes! In 2010, the pair had bad experiences buying and selling bikes from their garage and saw too much "creative cycling" on their

daily year-round cycling commutes. Consequently, they decided to start a safe place to buy/sell/donate bikes and to fund safe cycling. Laura and Chris do all the background operations including logistics, food, accounting, begging for grants, and marketing. Chris, an engineer, designed and patented bike racks, while Laura (who is in tech) designed and copyrighted bike swap software. Many of the repaired bikes are given away to such groups as Woods Homes, McMan Services, Bicycles for Humanity, Two Wheel View, and the Chinook Kiwanis Club. The goal is "to help anyone we can with transportation security". Laura told me that in total they "have 92 strategic alliances that we work with in some capacity."

Each spring, some 180 volunteers join Laura and Chris in selling the other repaired bikes at the Alberta Bike Swap. Since 2011, they have hosted one Swap in Calgary and one in Edmonton. The sale itself has now outgrown many spaces. Profits over the 14 years have gone to numerous different charities, one of which is Brentwood Cares. Cam of that group told me, "The Bike Swap is a massive contribution to Calgary... the Grants also donate a bike annually to the Calgary Food Bank Auction in the CBC Make the Season Kind Campaign".

Both Chris and Laura are lifelong cyclists – in fact, they first met while riding their bikes. Laura was a year-round bike commuter for nearly 55 years but broke her back so can no longer ride. Chris is a certified cycling master instructor with CAN-BIKE, the only recognized and standardized cycling education program in Canada.

When asked why Chris and Laura are so involved in community endeavours, Laura told me that, "We both believe that the bicycle is the right tool for health and the environment. We both believe that books are the right tool for critical thinking, education, and discovery. We both believe that bees are the right tool as environment indicators, as pollinators, and food provider security."

Such a dedicated duo! Kudos to Laura and Chris Grant for their generous contributions to Brentwood, to Calgary, and to our province at large.

Should you wish to support Chris and Laura by donating books, bikes, or time, please contact them at: hello@albertabikeswap.ca.

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Brentwood Cares - Little Food Library and More!

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Unopened, sealed items can be dropped off in the library itself or in the box beside the door at 3624 Boulton Road at any time. Hats off to Brentwood for your continued support!

Liza and the Brentwood Cares Team

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CPS Community Safety Guide

<https://brentwoodcommunity.com/2024/11/21/cps-community-safety-guide/>.

Your Representatives in Brentwood

City Councillor: DJ Kelly (Ward 4): ward04@calgary.ca

MLA: Luanne Metz (Calgary-Varsity): Calgary.Varsity@assembly.ab.ca; 403-216-5436.

MP: Corey Hogan (Calgary Confederation): corey.hogan@parl.gc.ca; 403-410-2121.

CPS Community Police Officer: Constable Reinders: pol4241@calgarypolice.ca; 403 428-6342.



What Did You Think Blanket Rezoning Was Going to Achieve?

by Melanie Swailes on behalf of the Development and Transportation Committee

Everyone I ask usually answers something like “more affordable housing.” But “more” and “affordable” are two different things: Calgary leads the country in new builds and continues to expand far out into new greenfield areas.¹ What we’re missing are the right kind of homes. The R-CG zoning allows up to three-storey “skinny” rowhouses with basement suites, usually 4 + 4 (four main units plus four basement suites) on a lot, and even 5 + 5 if the lot is larger. Do those work for you?

Maybe you’re a senior wishing to downsize: are you going to move to a three-storey unit? Maybe you’re a student looking for affordable housing: likely you’ll have to share a two- or three-bedroom basement suite, with only window wells for a view. Or you’re a couple with young kids: will a three-storey model work for you, especially when the price for each unit is higher than the house that previously stood on the property? If the answer to these questions is no, then perhaps the current “built form” of our R-CG buildings isn’t the best model to use. The “built form” describes “what a building looks like, how tall it is, how much land it takes up, how far it is set back from the sidewalk and the street, and how it relates to the other buildings and open spaces around it.”²

How important is it for you to have a separate front door versus a shared entry? What if it meant you could have a dwelling that was all on one level? Or a bit more square footage instead of staircases? What about a building that had a raised basement with large windows, and then two more storeys, making it lower than some of the 11-meter-high R-CGs? What if each storey only had two units on it, for a total of six units (not eight)? The basements could have large above-ground windows (instead of wells), the other two floors would require using the stairs, but once you are in your unit, you don’t have to continually go up and down. Under the current zoning in Calgary, this isn’t a model that is being built. But could it work?

In Victoria, B.C. a relative of mine lived in an older house which had been converted into four units. From the street, it just looked like a typical house on the street; inside, there was one common entry area with an open, wide set of stairs to the upper two units. Each tenant had a parking spot, the landscaping included large trees and flowers, and any lucky tenant stayed long-term. Compare that to some of the R-CGs in NW Calgary, ones in which all the trees get cut down, only to be replaced by a “stick tree” or two, with a handful of shrubs thrown in. One multi-unit application received in Brentwood required 12 shrubs in total, so the plans included 12 Saskatoon Berry shrubs, placed haphazardly throughout the lawn. That’s not a “landscape plan”; it is prescriptive adherence to a requirement without thought or care.

In Calgary, in the quest to densify in established areas, the most profit lies in putting 4 + 4 separate housing units onto what was a single house, and the lack of context or sensitivity to the existing area can be abrupt and jarring. I recently read a great article from Strong Towns (an American non-profit organization which “inspires people to take the future of their neighbourhoods, towns and cities into their own hands) entitled “We Can Have Both More Housing and Good Urban Form.”³

“If we want more density, the density we permit can’t look like a foreign invader. It needs to blend with the neighbourhood. [...] It’s both reasonable and not at all difficult to require what is built here to look like a house instead of a bulk storage unit.”⁴

Strong Towns advocates for designs that resemble large single-family homes, foster walkability, and do not disrupt the neighbourhood’s existing character. In the 2024 Strong Towns book “Escaping the Housing Trap”, author Charles Marohn advocates for the “next increment of development intensity”, meaning that: “As a rule of thumb, for a neighbourhood of single-family homes, the next increment must include duplexes and backyard cottages”. Arguably, in Calgary, going from a single-family house to eight units in an R-CG lies outside of the scope of sensitive or contextual redevelopment. A developer in a brand-new community will never place a large four-plex plus four suites directly next to a single-family home, so why is this supposed to be good for an established community?

“Missing Middle” housing was supposed to be about a

gradual progression of density that blends seamlessly into a mature community, but instead, some of the recent DP examples I've seen feel exactly like the "foreign invader" that Marohn describes. Urban planning should be about asking "does this make sense?" but also adding, "... in this location?" Every community has its own appeal and nuances which a blanket approach can never capture.

On March 23, the Public Hearing for a potential Blanket Rezoning Appeal begins. Consider that maybe it shouldn't be only a "yes / no" decision, but rather also include changes to the built form – changes that respect existing houses and don't allow for a new development to overshadow and dwarf the homes next door. Look at other communities around us which have already undergone massive changes. Please speak out and let Council know what you like or don't like.

References:

1. <https://calgaryherald.com/life/homes/white-calgary-building-boom-leads-the-country-in-2025>
2. https://www.toronto.ca/wp-content/uploads/2019/03/7f9c-cityplanning-kingparliament-Backgrounder_BuiltForm_HR.pdf
3. <https://www.strongtowns.org/about>
4. <https://archive.strongtowns.org/journal/2023/3/31/we-can-have-both-more-housing-and-good-urban-form>



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by Anne Burke

The visual landscape assessment in the Nose Hill Natural Area Management Plan Technical Report identifies aesthetic values that led to establishment of the Park. The natural landscape offers a sense of separation (or escape) from the City. Special places are where users want to go, whether or not formalized trails are established. These core experiences should be preserved for future Calgarians. As destinations they deserve resource protection and require maintenance from damage by major impacts. Otherwise, excessive use will impair the aesthetic resource, so that rehabilitation is necessary. There are severe erosion channels on the slopes and invasive species (weeds). The uplands are recommended for restoration. Some viewpoints are from steep promontories (rocky headlands, bluffs, or parts of a plateau, overlooking a lowland). The Nose is a landmark for both the Park and City of Calgary, despite transmission lines and power poles at its crest, a visibly damaged quarry. The Bow Creek Promontory is exposed on the steepest slopes. The NE Promontory focuses on West Nose Creek and upper Nose Creek Valleys. Several coulees provide shelter, unlike the open hilltop experience. Rubbing Stone Hill offers a panorama of the Nose Creek Valley. The north face of the slope is the focus of view from 14 Street southbound. Rubbing Stone Coulee, the site of a glacial erratic, requires reclamation. Many Owls Valley, Porcupine Valley, and Aspen Grove Coulee are refuges and valuable wildlife habitats. A Sharptailed Grouse Lek was threatened by trail overuse. The water retention facility is at a low end of the Aspen Grove Coulee. Natural beauty of the Park can be enhanced by ecology but there are challenges to the visual and environmental amenities. Many more viewers are drivers along John Laurie Boulevard, 14 Street and Shaganappi Trail.



Brentwood Cares Turns Six This Month!

Checking my email, I have a first snow shovelling request from March 31, 2020. The past six years have gone by so quickly! Brentwood Cares has done some amazing projects with support from our community and from the Federation of Calgary Communities, Calgary Foundation, and Alberta Assembly of Social Workers - all massive supporters of our Little Free Food Library. Calgary House Concerts also brought live barrier-free music to Brentwood and supported our Little Free Food Library.

Some of the things I think have been special:

- Little Free Food Library. With everyone's help our micro pantry (part of the City of Calgary Food Map) continues to provide 24-7 barrier-free access to food. Tremendous need in Brentwood and across Calgary.
- Helping deliver Calgary Food Bank Hampers: For almost four years, Brentwood Cares has delivered hundreds of hampers across Calgary and in Brentwood. An opportunity to help those in need and discover Calgary!
- Christmas holiday community support. We just wrapped up another Christmas Market and Food Drive; Christmas Hampers; Cookies and Cards for Carroll Place (thanks so much to St. Jean Brebeuf School); Books and Game Drive Carroll Place; Mustard Seed Urgent Needs; Supper Club; and Holiday Food Drive. For many of these events it was the sixth year.
- Brentwood Community Cleanups. Whether hosted by Horizon Church, Brentwood or Triwood/Brentwood combined, all have involved the Brentwood community and have provided an opportunity to connect and clean up Brentwood.
- Pay What You Can Summer Concerts. The outdoor ones are special, but throughout the year we've been lucky to have Calgary House Concerts hosting live, barrier-free concerts in Brentwood, which also collected food for our Little Free Food Library. I think Tremoloco and Tim Williams are favourites. Sadly, Tim's concert was one of his last, he passed away last fall.

- Mural Project and Art Walk Celebration 2021 and 2022. The Art Walk Celebration got delayed with COVID, but it was a wonderful occasion to gather community. I enjoy seeing the murals as I walk through Brentwood. Susan Templeton's Brentwood is beautiful. Google Maps will help plan your own walk: <https://tinyurl.com/Brentwood-is-Beautiful>.
- Educational Webinars and Talks. A wide range of topics including Intimate Partner Violence, Beekeeping, Indigenous Science and History with Elder Adrian, Engaging with Vulnerable People, Colonialism and Residential School History, and many other topics.
- Art Opportunities. We were lucky to have Di Wu Munk in Brentwood for a few years, and she hosted a number of free or materials-only art workshops. Thanks also to mural artist and candle painter Fatima Majoka for her candle painting workshops with Di Wu.
- It has been wonderful to have Brentwood Cares member Deonte Doslov-Doctor invite Brentwood men to join Men's Fitness - F3, free classes four days a week, by Nose Hill Park or West Confederation Park.
- Helping local teens support Girls Education in Pakistan through their bottle drives and events.

Cam Howey

Interested to join? Please email cam.howey@gmail.com.



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How to Call a Family Meeting About Caring for Aging Parents

by Nancy Bergeron, R.Psych | info@nancybergeron.ca

As parents age, families often find themselves facing new responsibilities and having to make practical decisions. Without open communication, caregiving can become stressful, unevenly shared, and full of unspoken expectations. A family meeting can help create clarity, reduce conflict, and ensure everyone is working together with compassion and shared understanding.

Why a Family Meeting Matters

Aging is gradual—until it isn't. A sudden health event can force families into crisis mode. A proactive family meeting allows siblings and parents to talk about preferences, responsibilities, and concerns before decisions become urgent. It also helps prevent one person from carrying the caregiving burden alone.

How to Invite Everyone

Keep the invitation collaborative and future focused. For example: "I've been thinking about how we can best support mom and dad as they get older. I'd really like us to talk about planning ahead so we're not scrambling later. Could we set aside some time to meet?"

Setting the Tone

Begin with reassurance and shared purpose. Acknowledge that this can be emotional and that everyone has different capacities. Helpful guidelines include listening without interrupting, avoiding blame, and keeping parents' dignity and wishes at the centre of the conversation.

- 1. Parents' Wishes and Values** - If possible, include your parents in the conversation. Discuss where they want to live, what independence means to them, and preferences for in-home care, assisted living, or long-term care. Clarify how they want medical decisions handled if they cannot speak for themselves.
- 2. Current Needs and Observations** - Talk about what is happening now, such as memory changes, mobility issues, driving safety, medication management, emotional wellbeing, and home safety concerns. This is about noticing patterns, not diagnosing.
- 3. Roles and Responsibilities** - Caregiving often becomes uneven by default. Discuss who lives nearby,



who has flexible schedules, and who can help with appointments, finances, technology, or emotional support. Focus on realistic capacity and willingness, not obligation.

- 4. Financial Planning and Boundaries** - Money can be sensitive, but avoiding it often leads to resentment. Discuss who manages finances, power of attorney, how care costs will be handled, and whether siblings will contribute financially. Setting clear boundaries helps prevent one person from quietly subsidizing care.
- 5. Medical and Legal Planning** - Consider advance directives, living wills, medical and financial power of attorney, emergency contacts, and end-of-life preferences. Frame these conversations as preparing for peace of mind, not anticipating loss.
- 6. Communication and Decision-Making** - Decide how updates will be shared, who will be the primary contact with healthcare providers, and how decisions will be made. Clear communication reduces misunderstandings and family conflict.
- 7. Supporting the Caregivers** - Caregiving can lead to burnout and resentment. Discuss respite care, taking breaks without guilt, and how siblings can support the primary caregiver.

You do not need to solve everything at once. Summarize key points, identify a few next steps, assign follow-up tasks, and schedule another check-in. End with appreciation for everyone's willingness to engage in this important conversation.

Family meetings about aging parents can bring up old family dynamics and strong emotions. This is normal. The goal is not perfection—it is clarity, shared responsibility, and compassion. Starting the conversation early is one of the most loving steps a family can take.

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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.

SIT AND BE FIT: Join Louise Tuesday and Thursday afternoons for fitness classes designed specifically for older adults as well as any adults with chronic conditions. Work on your strength and balance safely at Summit View (formerly St. David's) United Church, 3303 Capitol Hill Crescent NW. Contact Louise for information: fitnesswithlouise@outlook.com, | 403-701-5494.

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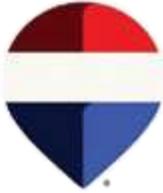
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BRENTWOOD—BOULTON ROAD.....SOLD for 98% of asking price

ON THE MARKET

3152 BLAKISTON DRIVE NW (BRENTWOOD)

Charming bi-level family home offers approx. 1,960 sq.ft. of total comfortable living space, including 5 total bedrooms and 2 full bathrooms. Located on a 50'x100' lot, this property has had recent upgrades including high quality water proofing, LVP flooring on main floor and laminate floor in basement, exterior siding on home and garage (2021), windows and doors (2018), electric panel upgrade (2003), new hot water tank (2023) and shingles replaced (2021). Walking distance to Northland Mall and Market Mall.

Asking \$749,900 mls# A2279381

105, 934-2 AVENUE NW (SUNNYSIDE)

Charming and spacious ground-floor corner condo offering around 800 sq. ft. of comfortable, low-maintenance living in a highly walkable location. This beautifully updated 2-bedroom, 1 full 4-piece bath unit features gleaming hardwood floors and fresh paint throughout. The totally renovated bathroom offers contemporary fixtures and a clean, stylish design. Additional updates include newer windows and interior doors. Short walk to shops (Safeway), bus stops, Sunnyside LRT station, next door to Acme Pizza and nearby parks, this condo combines comfort, style, and an unbeatable inner-city lifestyle.

Asking \$261,000 mls# A2275156

34, 1234 EDENWOLD HEIGHTS NW (EDGEMONT)

Perched at the top of Edgemont, this top floor suite delivers sweeping city and Nose Hill views from the living room and private balcony and comes with its own detached garage! The primary bedroom features a 3-piece ensuite; a second bedroom and full bathroom provide flexible space for guests or a home office. Large windows capture light and the panoramic outlook toward downtown. Practical perks include one surface parking stall directly in front of the building plus a rare included single detached garage – a standout in this market (what other condo comes with its own garage?).

Asking \$289,000 mls# A2269367

122 PANAMOUNT DRIVE NW (PANORAMA HILLS)

Well-located and family-friendly, this two-storey townhouse over 1,220 sq.ft. in Panorama Hills faces the open green space, offering privacy and a peaceful outlook. The main level features an open floor plan connecting the living and dining areas to a practical kitchen with a raised breakfast bar and large pantry

– perfect for the everyday hustle and casual entertaining. A covered deck off the kitchen expands your usable space. Upstairs you'll find three bedrooms and convenient second-floor laundry. The primary suite includes a four-piece ensuite accessed through a pocket door and a large walk-in closet. A half bath on the main floor adds convenience for guests. Ideal for first-time buyers and young families.

Asking \$369,900 mls# A2283379

BRENTWOOD—BOULTON ROAD

Beautifully maintained and thoughtfully upgraded bi-level in the heart of Brentwood, one of Calgary's most established and sought-after inner-city communities. Offering over 1,200 sq.ft. above grade and four bedrooms total (two up, two down). The fully developed basement is bright and inviting with large windows. The property also includes a single oversized detached garage and a gated RV parking area. Minutes to Foothills and Alberta Children's Hospitals, Market Mall, Nose Hill Park, and with quick access to major roadways.

Asking \$729,900 mls# A2277365

COLLINGWOOD—COLLINGWOOD PLACE

An outstanding brand new luxury home in the heart of Collingwood! >3,000 sq.ft. of opulent living space - stacked with plenty of features the builder has planned and executed meticulously throughout the process. At the center is a chef's kitchen with an oversized island, quartz counters and backsplash, LED-under-lighting, full-height cabinetry and a pot-filler above the 36" gas range. A coffee bar with cabinetry and a beverage fridge adds convenience. This home has a legal 2 bedroom basement suite and a double attached garage. Separate furnace systems, with AC installed for the main dwelling unit. Close to the Calgary Winter Club.

Asking \$1,149,900 mls# A2251770

COLLINGWOOD—NORTHMOUNT DRIVE

A well-located semi-detached bungalow offering solid fundamentals and excellent upside in the mature northwest community of Collingwood. The developed basement adds meaningful flexibility with one additional bedroom and a 3-piece bathroom. At the rear, a double-parking stall provides convenient off-street parking.

Asking \$399,900 mls# A2280480

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