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# Brentwood COMMUNITY ASSOCIATION

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**Linda Van Holst – Office Manager • Steve Dietrich – Arena Manager**

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& More**



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Dear Brentwoodians,

### Keep the Fun in Sports

Like many of our readers, I followed the recent Winter Olympic Games in Italy with interest and shared the disappointment of our women's and men's teams both losing to the USA in the gold-medal games. Also, like many, I marvelled at the huge medal haul raked in by Norway – a tiny country, with a population barely larger than Alberta's, but a winter sports superpower.

My first reaction was that there are far too many cross-country ski and biathlon events, which together accounted for over half of Norway's medal count (25 of 41 total, 10 of 18 gold). But I was interested to read an article in the *UK Guardian* which pointed out the high rate of participation in sports at all levels and age groups in Norway, giving a large talent pool for the national Olympic teams to draw from (<https://www.theguardian.com/sport/2026/feb/26/norway-winter-olympics-message-for-us-all>).

The Norwegians foster this interest in sports as a life-long pursuit focusing on the joy of playing. Children's leagues are non-competitive and the emphasis is on participation and confidence-building instead. It is a marked contrast to North America, where kids are quickly expected to dedicate multiple evenings a week and part of their weekend days if they want to continue to take part in a given sport.

There may well be a place for serious competitive leagues and tournaments in youth sports, but what seems to be in short supply are opportunities for recreational participation, especially for kids who are aging out of the community soccer programs, which only go up to U9 or U10.

In the warmer months I play recreational slo-pitch through the Calgary Sport and Social Club (CSSC). Games are once a week, no pre-requisite skill or previous experience required, and the emphasis is on fun instead of winning (which is a good thing because my team loses a lot). It is too bad that there aren't similar spaces for kids and teens who might like to play hockey or baseball without making a major time commitment. It would help keep them active, give them a break from screen time, and—who knows?—some of them might discover a passion for pursuing a sport more seriously and even become future Olympians.

### 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](mailto:bcabugle@telus.net).

Yours sincerely,

*Jonathan Jucker*

Editor, Brentwood Bugle



## BRAIN GAMES SUDOKU

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4	6		9					

SCAN THE QR CODE FOR THE SOLUTION



## Brentwood Community Garden

The daylight hours are increasing, the wild swings of temperature are hopefully behind us, and we are looking forward to the gardening season. Most of our garden beds have been rented but some are still available for newcomers who would like to take on the challenge of growing vegetables in Calgary's capricious weather. As our growing season is short, many of the gardeners did plant overwintering crops and have probably started planting seeds indoors. At the time I write this, in late February, the garden beds are covered with snow, but this will no doubt change by the time this article appears in print.

Our annual gardeners meeting will be held on April 8 at the Brentwood Sportsplex, so we hope to see some new faces in the crowd. The garden was first built in 2010 and is entering its 17th year. We have always had a mix of very experienced gardeners and those with little exposure to gardening in raised beds. It is an opportunity for those who live in apartments or condos and have little room to grow any plants, to join a very knowledgeable and friendly group and see how much enjoyment they can experience as they grow their own food. The perimeter of the garden also has numerous fruit bearing bushes (saskatoons, haskaps, raspberries, strawberries, sour cherries, currants, and one apple tree) and all of that fruit is available for the gardeners.



## Dog Nose Prints

A dog's nose print is completely unique – much like a human's fingerprint!



# Brentwood

## Community Association Membership Application

Surname: \_\_\_\_\_

First Name: \_\_\_\_\_

Spouse: \_\_\_\_\_

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Alberta T2L 1V3  
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## News from the Friends of Nose Hill

by Anne Burke

There are many special places as destination points and for resource protection on Nose Hill with Natural Parkland Zones or Wildlife Refuges. However, transmission and power poles contrast with nature. The Nose Promontory is a landmark. Many Owls Valley is a basin space before climbing the main slope. The Bow Valley Promontory was the first to provide wheelchair access but mountain biking caused erosion to the steep slopes. Aspen Grove Coulee is marred by weeds and water retention facilities at the low end of the coulee. The NE Promontory focuses on the West Nose Creek and the Upper Nose Creek Valleys. Porcupine Valley on the north side of the Hill offers wildlife sightings but is weedy. Rubbing Stone Hill overlooks Nose Creek valley. The north face of the slope is the focus of view from southbound 14 Street. Rubbing Stone Coulee facing NE requires reclamation work. Other areas have much potential with proper landscape management measures. Woody plant species should be favoured to rehabilitate Shaganappi Coulee as a north and west access route for communities. The saddle near Edgemont was shaped by glacial erosion into its prominent shape; it links north and south sides of the Hill to the coulees. Landscape enhancement could be used to screen the impact of the suburban development and powerline. The central quarry area was barren and causes downslope erosion to the east. Water could be retained and infiltrated in the quarry basin. A Balsam Poplar/Willow landscape would be beneficial to wildlife and beautiful. Nose Hill Park was well enclosed by the sprawling urban scene. Uplands Prairie restoration will be costly. Gradual re-establishment of a fescue grassland landscape is recommended by the 1994 Nose Hill Park Natural Area Management Plan Technical Report.

### Brentwood Cares - Little Food Library and More!

With your donations and support, we continue to stock the Brentwood Cares Little Food Library twice daily, for use by people of all ages and circumstances, from elders to students.

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*

### Buy Nothing Brentwood

Give freely; share creatively! Post anything you'd like to give away, lend, or share; ask for anything you'd like to receive or borrow.

Check out the Buy Nothing Brentwood/Charleswood/Collingwood Facebook page, or [buynothingproject.org](http://buynothingproject.org).

### Calgary Police Service on Nextdoor!

Calgary Police Service now has a dedicated space to engage with community residents.

<https://ca.nextdoor.com/agency-detail/ab/calgary/calgary-police-service/>.

For more information or to join Nextdoor, download the app or visit [nextdoor.ca](http://nextdoor.ca) today!

### CPS Community Safety Guide

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

### Your Representatives in Brentwood

**City Councillor:** D.J. Kelly (Ward 4): [ward4@calgary.ca](mailto:ward4@calgary.ca).

**MLA:** Luanne Metz (Calgary-Varsity): [Calgary.Varsity.com/assembly.ab.ca](http://Calgary.Varsity.com/assembly.ab.ca); 403-216-5436.

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

**CPS Community Police Officer:** Constable Reinders: [pol4241@calgarypolice.ca](mailto:pol4241@calgarypolice.ca); 403 428-6342.



# How Past Trauma Affects Our Romantic Relationships

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



All of us enter a relationship with a nervous system shaped by our past. If we have experienced trauma, whether from childhood, past relationships, or significant life events, our nervous system learned ways to protect us. These protective responses don't turn off automatically when we enter a loving relationship. They often show up most strongly in close relationships because intimacy involves vulnerability.

Trauma doesn't just live in our memories. It lives in our expectations, emotional reactions, and our body's sense of safety.

### **1. Trauma Shapes How Safe We Feel with Closeness**

If we learned that people were unpredictable, hurtful, or unavailable, our nervous system may stay alert for signs of danger, even with a caring partner.

This can look like: Difficulty trusting fully, expecting rejection or abandonment, feeling uneasy when things are going well, and watching closely for changes in mood or tone.

This isn't intentional mistrust. It's the nervous system trying to prevent future pain.

### **2. Trauma Influences How We Respond to Conflict**

Conflict can feel threatening to those of us with past trauma because it activates fears of loss, abandonment, or emotional harm.

Different people respond in different protective ways: Some pursue and seek reassurance, some withdraw and shut down, some become defensive or reactive, and some become overly accommodating to avoid tension.

These reactions are usually about protection, not rejection of the partner.

### **3. Trauma Affects Emotional Regulation**

When we have experienced trauma, our nervous system can become more sensitive. Emotional reactions may feel stronger and harder to calm.

This can look like: Feeling overwhelmed more easily, difficulty calming down after an argument, shutting down emotionally, and feeling intensely hurt by situations others might handle more easily.

This is because the nervous system is responding not just to the present moment, but to past experiences as well.

### **4. Trauma Creates Protective Patterns in Relationships**

Many behaviours that cause tension in relationships actually began as survival strategies.

For example: Withdrawing protects from rejection, controlling situations protects from unpredictability, seeking reassurance protects from abandonment, avoiding vulnerability protects from emotional pain.

These patterns are attempts to stay safe, even if they unintentionally create distance.

### **5. Trauma Can Lead to Misunderstandings Between Partners**

Without understanding trauma, partners may misinterpret each other's protective responses.

One partner may think: "They don't trust me, they're too sensitive, or they're emotionally unavailable."

The other partner may actually be feeling: "I don't feel safe, I'm afraid of being hurt, or I don't know how to calm my nervous system."

Understanding this difference is essential.

### **6. Trauma Often Shows Up Most Strongly in Close Relationships**

This can be confusing for couples. We may function well in other areas of life but struggle emotionally in our relationship.

This happens because romantic relationships activate vulnerability, emotional dependence, fear of loss, and deep attachment needs.

These are the same areas where our past wounds often exist.

### **7. We Can Help Each Other Heal**

Healthy relationships can help reshape our nervous system over time.

Healing happens through consistent experiences of: emotional safety, reliability, calm responses during conflict, repair after misunderstandings, and feeling seen, heard, and understood.

Over time, our nervous system learns that closeness can be safe.

### **8. The Most Important Thing for Us to Understand**

Most difficult reactions in our relationships are not intentional attempts to hurt each other. They are usually protective responses rooted in our past experiences.

When couples shift from asking "What's wrong with you?" to asking "What happened to you?" it creates space for understanding instead of blame.

And when we both understand that these responses come from protection, not rejection, we can begin working together instead of against each other.

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## A Tribute to Shanta Dave

by Lee Hunt

Some individuals express themselves best through calmness and quiet strength. Such a woman was Shanta Dave, a longtime Brentwood resident, who passed away on January 4, 2026. Shanta was 85 years old.

Shanta was born and raised in India, then married Nabhu Dave in Kenya in 1960. In 1973, Shanta, Nabhu, and daughter Renuka (now deceased) made the big move to Calgary where son Ronak was born.

"Shanta lived a life centred on family, tradition, and quiet generosity." (*Calgary Herald* obituary). Her son, Ronak, spoke of his mother as having "taught me the value of having people around." This was evidenced by the nephews and nieces who benefitted from Shanta's kindness and love of cooking. Nephew Sandeep spoke of his aunt as, "a warm, kind, caring person who loved to cook for people – and always with a smile on her face." Sandeep added that a visit to Shanta meant that, "she always sent me home with cookies."

Shanta's niece, Neeta, told me how much she enjoyed spending time with her aunt. Neeta was often at Shanta's home – sometimes the two would simply visit,

other times they would run errands.

Nephew Rajeev was invited to live with Shanta and Nabhu for his final year of high school as his father's job had transferred him out of Calgary. Rajeev took up the offer and spoke very fondly of that year. (Even though Shanta, a bit of a perfectionist, remade his bed every morning with "proper hospital corners.")

As a neighbour, I'll remember Shanta as determined and kind. We had a number of chats when she was out walking or else in the grocery store. We often discussed world events about which Shanta would frequently decry, "but what can you do?" Shanta's determination especially came to the forefront when she was adamant about remaining in the family home following Nabhu's passing in 2022.

Neighbour Kelly recalls Shanta as a friendly person who "enjoyed visits over the fence or at the door." He went on to tell me that Shanta "enjoyed watching our yard progress when we were re-designing it."

Lana and Mike, who do lawn maintenance and snow shovelling for the Daves, told me that "Shanta always laughed and smiled." Mike chuckled as he told me that shortly after he started working for the Daves 17 years ago, Nabhu said to him, "you need to give your bills to Shanta – she's the boss here."

Shanta's son Ronak, his wife Krista, plus daughters Alisha and Lianna will miss her greatly. Shanta always smiled when she spoke of them to me. I wish Ronak and his family a lasting legacy from a kind woman blessed with, in Ronak's own words, "an innate sense of respect."

### WEBSTER'S FIRST EDITION

On April 14, 1828, Noah Webster, an American lexicographer, published the first American English dictionary! Later, George and Charles Merriam acquired the rights to the publication, which led to the Merriam-Webster Dictionary that we all know today!

## Off the Bookshelf

by Rosemary Brown

In 2015, the Banff Centre Press published an interesting and thought-provoking collection of essays entitled *Restoring Indigenous Leadership: Wise Practices in Community Development*. The editors, Cora Voyageur, Laura Brearley, and Brian Calliou pulled together essays from Canada, America, New Zealand, and Australia to challenge western notions of leadership and “best practices” in community development; and to explore the concept of “wise practices.”

In Indigenous cultures, stories serve as a vehicle for transmitting history, values, and cultural and spiritual practices. *Restoring* is about infusing Indigenous ways of knowing and being into training programs for Indigenous leaders and into community development processes.

One of the key critiques of western models of community development imposed by governments and NGOs has been the failure to incorporate traditional ways of knowing and being, and in fact to see these as deficits rather than assets.

Another critique is that training programs which rely on case studies of “best practices” assume that these will be inspirational and will lead to action. There is also an assumption of universality, that one size of community development fits all. “Wise practice” in contrast, recognize the uniqueness of different Indigenous communities and the need for each community to develop and lead their own processes, incorporating traditional values and relationships.

While the first essay in the book examines and contrasts western ideas of leadership and community development with “wise” practices, most of the ensuing essays provide examples of “wise” practices in various Indigenous communities around the world. Participants in the book club were especially interested in chapters that addressed Indigenous women’s involvement in community development; the role of the arts; and the concept of “deep listening...”

In the Settlers’ Book Club, we turned to a futuristic novel called *Parable of the Sower*, by Black American author Octavia Butler.

I am not a fan of dystopian fiction and was not sure how I would feel about this book. However, Butler is an

amazing storyteller, and this book drew me in at once. Written in 1993, the novel revolves around a teenage Black girl, Lauren, who grows up in a small community near Los Angeles in the mid 2020s. Lauren’s father was a preacher and educator and Lauren admired him greatly. However, she developed her own ideas about God and spirituality as a means of making sense of the chaotic world around her.

Butler says in a video interview that she wrote science fiction because it provided room to comment on many aspects of society. *Parable of the Sower* is disturbingly prescient. Lauren lives in an armed community surrounded by walls to keep out the desperate and destitute. Travel outside the walls is very precarious and people disappear all the time. Climate change is impacting people’s lives. Political and social order is in disarray, and the US authoritarian President Donner puts corporate interests ahead of workers’ rights. Jobs are extremely hard to find so corporations can entice people to work in “company towns” where their labour is exploited and they end up in debt to the companies.

When her community is overrun and set ablaze, Lauren escapes, and with a few neighbours, starts heading north. She carries with her a few supplies and her belief in “Earthseed” as an alternative spiritual practice. There are many violent encounters on the road, and Lauren and her companions come close to death before they find a haven of sorts and start to rebuild a community.

Butler’s book so intrigued me that I read the sequel, *Parable of the Talents*. While some might argue that Butler’s work describes extreme scenarios, I would remind us that in North America people do live in gated communities and are armed, artificial intelligence is wiping out jobs, we are experiencing global warming, and the US is led by a President who promotes racism, protects the interests of the rich and ignores the poor, and who is set on taking over whatever he wants.

While I do not wish to go into detail about Lauren’s spiritual beliefs and “Earthseed,” it’s important to note that in her worldview, survival depends on the community we build around us and on how we treat and support each other.

## Home-Based Business Requirements

*by Melanie Swailes on behalf of the Development and Transportation Committee*

When the City of Calgary places a signboard on a property for a new Development Permit (DP), in most cases it is for new construction such as a renovation, an addition, or an entire new building. However, the DP might also be for a home-based business: the DP is required to ensure that the use of a portion of the property for business purposes still aligns with the Land Use Bylaw, and that the business usage does not negatively impact neighbourhood character, parking, or traffic.

All businesses operating in Calgary are required to register their business with The City of Calgary and get approval for their business location<sup>1</sup>, usually through a business license. This license ensures that “proper regulations and safety rules are being followed, that businesses are located appropriately and to ensure all businesses are treated fairly.”<sup>2</sup> The license must be renewed annually; if it expires, it cannot be reinstated, but rather the business owner will have to reapply, and full fees will be charged.<sup>3</sup>

A business location could be in an area zoned as commercial or retail, or it might be a home-based business in a residential area. For a home-based business, the most important bylaw is that you must live in the home associated with the business - you cannot live in one dwelling while using all or a portion of another property for your business. If the business owner rents the home, he must have the consent and permission of the property owner. The owner must also inform his insurance provider that a business is being operated on the property or coverage could be denied for a claim.

In Calgary, home-based businesses are split into two categories. Class 1 is for businesses which are not visible from outside the home (no signage and no exterior storage) and are only visited by clients or staff from zero to three times a week. Class 2 is for businesses which have an employee (or business partner) working at the home, and which have between four and fifteen business-related visits per week. If the garage or related structure is used for the business, a Class 2 permit is required.

Regardless of type of permit, the applicant must reside in the home - the dwelling cannot become a commercial venue for licensees who travel to the home

for the purpose of their daily work. Licenses cannot be transferred to a new owner or location. The intention is not to stop business, but rather to ensure that the business is put in the right place to be compatible with the surrounding community. For this reason, most Class 2 applications require a Discretionary Development Permit (DP), which means that the local Community Association is circulated on the application and a signboard is placed on the site to inform neighbours who wish to comment on the proposed business usage.

The DP application includes questions about the proposed business venture to ensure that neighbours won't be adversely affected by high volumes of traffic and customers coming to the home, or by noise, dust, odours, or materials stored outside on the property. Once a home-based business application is approved, there are Conditions of Approval that have to be met. The business owner will have to periodically renew the DP (the period varies from one to three years), so if conditions change, neighbours do have an opportunity to comment again. If a business is found to be operating without a licence, operating contrary to licence conditions, or failing to fulfil license requirements, a violation ticket may be issued.<sup>4</sup>

Home-based businesses tend to be small, perhaps a start-up or a trial business without the costs of initially renting commercial space. (Depending on the type of business, such as manufacturing, childcare, food preparation, etc., other approvals may be also be required.) Because a home-based business operates in a residential setting, with neighbours directly next door, the City of Calgary uses the Class 1 and Class 2 licensing systems to both allow an owner to operate a business, while also ensuring ongoing compliance with applicable bylaws.

Home-based businesses have an opportunity to be successful: the intent is for the homeowner to work within their home and within the City guidelines. If you are thinking of starting a home-based business in your home, you can find detailed information on the City of Calgary website under “Opening a Business in Calgary”.

1. <https://www.calgary.ca/for-business/getting-started.html#youarecurrentlyoccupyingthespaceandchangingyourbusinessactivities>
2. <https://www.calgary.ca/for-business/getting-started.html#HomeBaseLocation>
3. <https://www.calgary.ca/for-business/changes-to-your-business.html>
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**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.

**BLACK & WHITE MECHANICAL LTD:** Your local plumbing & gasfitting experts based in Charleswood. Specializing in tankless water heaters, hot water tanks, garage heaters, water softeners, renovations, and general repairs & installs. Licensed & insured. Call 403-389-6436, email brennan@bwmech.ca, or visit www.bwmech.ca.

**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.

## Support Victoria Fortuna and Her Family After a Tragic Highway Accident



In the early evening of February 8, 2026, the Fortuna family's life was forever altered by a devastating and senseless accident.

Victoria (21) and her father, Paul (53), were the innocent victims of a tragic vehicle accident that occurred in Edmonton. Sadly, her father succumbed to his injuries at the scene, and Victoria has been left with life-threatening and life-altering injuries. She is currently fighting for her life and receiving critical medical care at the University Hospital in Edmonton.

Donate to this GoFundMe by scanning the QR code to help ease the inconceivable financial hardship the Fortuna family is facing.

Scan to donate or visit  
gofund.me/31fdeef6  
Any help is appreciated ♥



# BUSINESS CLASSIFIEDS

**FALCONER HANDYMAN SERVICES LTD:** New decks, fences and repairs. Stucco patching, re-stucco, foundation parging, interior and exterior painting, flooring, drywall, concrete, landscaping, and renovations. No job is too small. Fully insured. WCB and BBB member. For free estimates, please call Wes at 403-809-3644 or email handyfalconer@gmail.com.

**E.G.K. CONTRACTING, RENOVATIONS, DEVELOPMENTS, HANDYMAN SERVICES (ONE CALL DOES IT ALL)!** Drywall, taping, texturing, painting, tile work, t-bar ceilings, flooring, plumbing, water line breaks, flood and fire restoration, mold remediation, electrical and more. 40+ years of experience. Licensed, insured, carry W.C.B. B.B.B. accredited A+ rating. Check out my website at [www.egkcontracting.com](http://www.egkcontracting.com) or call Erich at 403-606-2493.

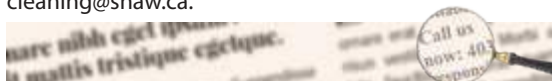
**ZHANG TAX AND ACCOUNTING SERVICE:** CRA-registered Senior Tax Expert can help you file personal, non-resident, trust and corporate tax returns. Can file the previous 10 years' returns. Affordable price for good quality. Special offer for contract and investment corporate tax clients. 403-903-6032. [Janetaxservice@gmail.com](mailto:Janetaxservice@gmail.com). Free quotes. Maximum refund guaranteed. Remote filing. <https://janetaxservice.com/>.

**JEFFREY ELECTRIC:** Friendly, professional electrical service for your next residential project, large or small. Since 2012, WCB, CQT, Master Electrician, licensed, insured. Competitive rates for quality electrical work. Panel upgrades from 60amp to 200amp. Car chargers, aluminum rewiring, custom lighting and LED install. Call for estimates. [www.cejelectric.com](http://www.cejelectric.com). Clayton Jeffrey. 403-970-5441.

**GUTTER DOCTOR:** Home Exterior Services. Gutter cleaning/repair/installation, window cleaning, gutter guards/leaf screens, fascia, soffit, siding, permanent outdoor holiday lighting, roofing, cladding, heat cables, pressure/soft washing. Local business since 2003 with more than 70,000 happy customers! Licensed, insured, WCB, A+ rated BBB member, multi award-winner. Quality work with a warranty! [www.gutterdoctor.ca](http://www.gutterdoctor.ca), 403-714-0711.

**OUT ON A LIMB PROFESSIONAL PRUNING:** Tree and shrub pruning, shaping and restoration. Tree removal and stump grinding. New tree and shrub selection and installation. Rage + organic fertilizer application. Liquid worm casting treatments. Licensed & Insured. Journeyman Landscape Gardener and certified Arborist. Call Jim at 403-265-6965 or email [outonlimbprofessionalpruning@live.ca](mailto:outonlimbprofessionalpruning@live.ca).

**TLC CLEANING:** Over 20 years' experience in the business! TLC Cleaning is a small and personalized house cleaning company with an eye for detail. Licensed, insured, bonded, and WCB covered for your peace of mind. Excellent rates and references; environmentally-friendly options too. Everyone needs a little TLC! Free estimates; please call Carol at 403-614-8522 or email [tlc\\_cleaning@shaw.ca](mailto:tlc_cleaning@shaw.ca).



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**DANNY  
WAI**



## Top #5 Team in the Year of 2025

**SOLD! SOLD! SOLD!**

**BRENTWOOD—BOULTON ROAD.....SOLD for 98.4% of asking price**  
**COLLINGWOOD—COLLINGWOOD PLACE.....SOLD for 100% of asking price**  
**COLLINGWOOD—NORTHMOUNT DRIVE.....SOLD for 100% 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. 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 \$739,900 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. Short walk to shops (Safeway), bus stops, Sunnyside LRT station.

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. 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. 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.

Asking \$369,900 mls# A2283379

#### 94 BRANTFORD CRESCENT NW (BRENTWOOD)

Upgraded bungalow in the heart of Brentwood, offering around 1,160 sq. ft. 4-bedrooms and 3-bathrooms in total. Major upgrades provide confidence: hot water tank (2025), furnace (2024), roof (2024), kitchen hood fan (2024), washer (2024), bathroom exhaust fans (2024), and electrical panel (2015). Close to all amenities.

Asking \$838,990 mls#A2288265

#### 206 SARATOGA CLOSE NE (MONTEREY PARK)

Bi-level home features an open concept kitchen, living and dining rooms with a bayed window, and a deck off the breakfast nook to soak up the sun. Total of 3-bedroom and 2-full bathrooms. The basement is fully developed with a large recreational room, a full bathroom and an extra bedroom with a walk-in closet.

Asking \$421800 mls# A2287199

#### CHARLESWOOD—48 AVENUE

A custom-built hillside bungalow on a quiet, centrally located street in Charleswood Heights. Total of 5-bedrooms and 2.5 baths. There is a 2-piece ensuite in the primary bedroom. The lower level is fully developed. Perimeter in floor heating is a unique feature of the lower level. Close to all amenities.

Asking \$849,900 mls# A2285934

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