

MARCH 2020

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your **HOUNSFIELD** HEIGHTS **BRIAR** HILL BEACON

A QUIET CENTRAL RESIDENTIAL COMMUNITY WITH FRIENDLY NEIGHBOURS CONNECTED THROUGH ACTIVE PUBLIC SPACES



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THE OFFICIAL HOUNSFIELD HEIGHTS-BRIAR HILL COMMUNITY NEWSLETTER | www.hh-bh.ca

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Introducing Cambridge Manor

The Brenda Strafford Foundation's newest seniors wellness community in University District, NW Calgary's newest urban neighbourhood.

Cambridge Manor | University District
403-536-8675
cambridge@theBSF.ca
Visit us online at: cambridgemanor.ca | theBSF.ca

The Brenda Strafford Foundation was proudly awarded 'Accreditation with Exemplary Status' (Accreditation Canada) and 'Innovator of the Year' (Alberta Continuing Care Association) in 2018.



The Guidebook for Great Communities- planning communities for everyone

The City of Calgary is planning communities in Calgary so they offer more housing, shops, and service choices for the people who live, work and visit them. The Guidebook for Great Communities provides the foundation on which our communities can grow and develop to be vibrant and resilient, for generations to come.

For a community to be a great place to live, it requires housing options; access to a variety of goods and services close by; and offer its residents and visitors areas to recreate and gather. When a community provides more opportunities, people can live in their neighbourhood regardless of age, income or stage in life.

You can find more information on the Guidebook for Great Communities at calgary.ca/guidebook



Okay...did everyone treat their loved ones with Happy Valentine's wishes last month? Did you spend time with parents / kids and enjoy Family Day together? How about taking that extra 29th day off to relax and binge watch Netflix? How many of you went to explore the GLOW Festival in downtown Calgary, or the ice sculptures in Chinatown, or the International Film Festival at the Grand? What about the Winefest and the Beerfest?

Well, March is here and there is a large agenda of community and cultural events throughout Calgary each and every month. We are cultural city, an entertainment city, a recreation city and a festival city. HH-BH hosts an annual Summer Solstice, a Stampede Breakfast, and a community clean up each year. However, there is room to produce and host even more events that not only bring out our neighbours, but also revitalizes the community energy, spirit and passion. The HH-BH Board is actively looking for a Board Director who will lead our events programs and be a part of this fabulous Community Association Board. Are you interested?

Terry Wong, President, HH-BH Community Association

The Future of 16 Avenue NW Open House

We want your input! The City of Calgary will be hosting an open house and pop-up sessions to discuss the Future of 16 Avenue N.W. This project has two distinct deliverables: a transportation corridor study for 16 Avenue N.W. (between Sarcee Trail and Crowchild Trail), and a Main Street Streetscape Plan for Montgomery.

Open House

Date: Wednesday, March 11, 2020

Location: Montgomery Community Association
(5003 16 Ave NW, Calgary, AB)

Time: 5:00 – 8:00 PM

Pop-up Session

Date: Saturday, March 14, 2020

Location: WinSport, Markin MacPhail Centre
(151 Canada Olympic Rd SW, Calgary, AB)

Time: 11:00 AM – 2:00 PM

Pop-up Session

Date: Monday, March 16, 2020

Location: Foothills Hospital, Garden Deli Area
(1403 29 St NW, Calgary, AB)

Time: 2:00 – 4:00 PM

Stop by to learn more about the project, provide feedback and speak with the experts! For any questions, please contact us at 16AvenueNW@calgary.ca.

HHBH Community – Outdoor Soccer Registration began February 6

Outdoor Soccer Registration for youth of all ages runs from February 6th to March 15. Visit the community website for the details.

Our soccer program relies on VOLUNTEERS. Every year new volunteers are needed to keep the program running and vibrant. One parent from each family is required to volunteer during the season. There are many options to choose from; Coach, Assistant Coach, Assistant Coach with First Aid, Team Manager, U4/U6/U8/U10 Coordinator, Fields Coordinator, Referee Coordinator for U10-U18, Community Equipment Coordinator, Community Equipment Assistant, Season-End Party Coordinator. Please contact outdoor.soccer@hh-bh.ca for more information on the scope of each task. The season is short, the tasks are not onerous, and your efforts contribute to the success of the soccer season.

Open Community Gym

6:00 pm – 7:30 pm

Hounsfield Heights – Briar Hill Community Association is happy to offer free open gym time to our community on Friday evenings when we have no rentals.

Please follow the link below or call 403-282-6634 to confirm dates & times for February!

<http://www.hh-bh.ca/community-open-gym-free/>

HHBH Badminton Program 2019-2020

Hounsfield Heights Briar Hill Community Association is excited about our new partnership with Badminton Alberta to provide badminton programs in our community. <http://www.hh-bh.ca/badminton/>

Drop-in Programs

Badminton - Tuesday to Friday

9:00 am to 12:00 pm

(3 courts)

Pickleball - Tuesday to Friday

- 1:00 pm to 3:30 pm

(3 courts) <http://www.hh-bh.ca/drop-in-gym/>



With the season of spring just around the corner, it's the time of year where many of us start to consider our outside spaces such as our yards and gardens. After envisioning your "yard to be this year" the questions to ask are:

1. Has there been much consideration given to the type of trees, scrubs and plants based on how these will influence the safety of my home?
2. Does my property allow for surveillance and have good sight lines?
3. Am I willing and able to maintenance the property once the natural landscape is mature and established?
4. These questions have been considered through Crime Prevention Through Environmental Design, otherwise known as CPTED (pronounced sep-ted)

The following information regarding CPTED is from a Crime Prevention Toronto Police Services pamphlet: <https://www.torontopolice.on.ca/crimeprevention/environmental.pdf>

CPTED is a crime prevention approach based on a theory that the built environment influences the behaviour of people. The proper design and effective use of the built environment can lead to a reduction in the incidence and fear of crime, thereby improving the quality of life.

CPTED involves the design of the physical space relative to:

- *the needs of the users*
- *the normal use of the space*
- *the predictable behaviour of the users of the space*

Crime decreases if the opportunity to commit the crime is reduced or eliminated. CPTED works by eliminating criminal opportunities in and around your property. This can result in your property being a less appealing target.

What can I do to protect my property?

CPTED does not have to be expensive or difficult to apply. It simply involves taking full advantage of your property's natural surveillance, access control and territorial reinforcement potential.

CPTED Concepts include Natural Surveillance, Natural Access Control and Territorial Reinforcement

Natural Surveillance – is a design concept directed primarily at keeping intruders under observation. The primary goal of a surveillance strategy is to facilitate observation; it may also help to create an increased perception of risk to the offender.

Take an **objective** look at your property. If you answer yes to any of these questions, your property's natural surveillance needs to be improved.

- *Does landscaping or fencing obscure the view to my property from neighbouring properties?*
- *Are there any areas around my doors or windows where a person could hide?*
- *Are there areas of contrast or shadow around my property where intruders can loiter without being seen?*

To address any of the above concerns, consider adding motion sensitive lights, reducing or pruning trees and shrubs, or altering fencing so intruders can be seen.

Natural Access Control – is a design concept directed primarily at decreasing crime opportunity. The primary goal of an access control strategy is to deny access to a crime target and to create a perception of risk to the offender.

Take a look at your property. If you answer yes to any of these questions, your property's access control needs to be improved.

- *Do people routinely trespass on my property and/or fence line?*
- *Can people trespass on my property without being seen by others?*
- *Do people access my property in ways other than I intended?*
- *Do any existing access routes lack natural surveillance?*

To address any of the above concerns, consider better control of undesired movements onto and within your property. Install landscaping, fencing or barriers to increase the chances of an intruder being seen when entering or exiting your property.

When selecting fencing or landscaping materials, consider the maintenance requirements and the impact that full-grown landscaping would have on your ability to see intruders trespassing on your property.

Keep furniture and equipment away from inaccessible windows and doors.

Territorial Reinforcement – is that sense of ownership that a design creates for the space. Encouraging or promoting activity that instills a sense of ownership and expanding the sphere of influence over that space.

Take a look at your property's territoriality. If you answer yes to any of these questions, your property's territoriality needs to be improved.

- *Do strangers regularly trespass on my property?*
- *Is my property being used as a short cut?*
- *Does my property ever have an unlive-in or unkempt appearance?*



• Are there seldom-used sections of my property where people loiter or hang out?

To address any of the above concerns, incorporate design elements that help distinguish between public and private property.

For businesses and residences, this can be done through well placed markers, flowerbeds, low fences, walls, hedges, signage and regular maintenance.

Create an “illusion of occupancy” at home. This is extremely important in deterring thieves. This can be accomplished by making sure your lawn is maintained, your driveway is shovelled, and your newspapers and mail is picked up. Use timers to control your lights and have someone check on your property.

CPTED STRATEGIES:

- Provide clear border definition of controlled space
- Provide clearly marked transitional zones which indicate movement from public to semi-private to private space
- Create gathering areas at locations with natural surveillance and access control
- Redesignate the use of space to provide natural barriers to conflicting activities
- Improve scheduling of space to allow for effective use (parking for nightshift workers closest to the building)
- Redesign or revamp space to increase the perception or reality of natural surveillance
- Overcome distance and isolation through improved communications
- Place safe activities in vulnerable areas, e.g. community garden in vacant land
- Place vulnerable activities in a safe place, e.g. kindergarten play area in school courtyard
- Increase the perception of natural surveillance (especially around access control points)

For more information on CPTED, see the Toronto Police Service’s brochure (link above) or visit the Royal Canadian Mounted Police CPTED information found on the Calgary Police Services Website.

Since Community Safety is everyone’s business, the purpose of the safety information shared is to provide the HH/BH residents with resources and information to allow our residents to participate in maintaining the quality lifestyle we’ve come to enjoy in our community.

Never Miss Your Collection Day – Sign Up for Free Weekly Reminders

Did you know that The City provides free reminders for your blue, green and black cart pickup days? All you need to do is sign up! When it’s time to put your carts out for collection, we’ll send you a reminder. Get instant access to your pickup schedule, plus useful tips for using your blue, green and black carts. You’ll also receive notifications about any changes to your collection schedule.

Sign up for free collection day reminders at calgary.ca/collection. You can get notifications by:

- Text message
- Email
- Telephone (this is a voice recording that can go to a mobile or landline)
- Downloading the Garbage Day app on your smart-phone

There’s also an option to print your own calendar. Don’t have access to a printer at home? Ask a family member or friend to print the calendar for you, or print it for free at a Calgary Public Library location.

Tell a neighbour, friend or family member to sign up too! If they need a bit of help, download the app on their iPhone/Android or sign them up for the type of reminders that work best for them, such as email or telephone. Visit calgary.ca/collection to learn more.



Sign up for free collection day reminders.



Hounsfield Heights – Briar Hill Community Association BOARD OF DIRECTORS

COMMITTEE POSITION	NAME	EMAIL	PHONE
President	Wong, Terry	president@hh-bh.ca	
Past President	Allan, Jeff	past.president@hh-bh.ca	
1st Vice President & Programs	Sandahl, Carol	vp@hh-bh.ca	
2nd Vice President & Facilities Director	Sammet, Gunter	2nd.vp@hh-bh.ca	
Treasurer	Winkler, Kathryn	treasurer@hh-bh.ca	
Secretary	VACANT	secretary@hh-bh.ca	
Land Use Director	Marsh, Jeff (Interim)	land.use@hh-bh.ca	
Education Director	Leahy, Patricia	education@hh-bh.ca	
Sears Plume Director	VACANT	sears.plume@hh-bh.ca	
Communications Director	Berg, Laura-Marie	communications@hh-bh.ca	
Community Safety Director	LeGrandeur, Michelle	community.safety@hh-bh.ca	
Community Safety Director	Scratch, Jason	community.safety@hh-bh.ca	
Events Planning Director	VACANT	events@hh-bh.ca	
IT Director	Kin Wong	it@hh-bh.ca	
Strategic Planning Director	Jeff Marsh	strategic.planning@hh-bh.ca	
General Manager	Dennis Tinkler	general.manager@hh-bh.ca	403-282-6634

PROGRAM COORDINATORS

Indoor Soccer	Darcy Cumming	indoor.soccer@hh-bh.ca	
Outdoor Soccer	Jen Clee	outdoor.soccer@hh-bh.ca	
Youth Badminton	Theresa Cowan	badminton@hh-bh.ca	

COMMUNITY RESOURCES

Louise Riley Library	Allison Thomson	allison.thomson@calgarypubliclibrary.com	403-221-2047
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Board listing will be updated in January Beacon to reflect directors elected in November's AGM.

CONTACT

Mailing Address: Box 65086, RPO North Hill Calgary, AB T2N 4T6

Board Room / Gym - 1922 – 14 Avenue N.W.

Parking: west of the Louise Riley Library, accessed via the library drive-way. Hall/Gym is located NE of our parking lot, just across the soccer field.

Phone: 403-282-6634

Email: admin@hh-bh.ca

Beacon Submissions: beacon@hh-bh.ca

Boardroom/Gym Bookings: bookings@hh-bh.ca

The HH-BH Gym and Boardroom schedule can be viewed at www.hh-bh.ca.

For the latest news, programs and events, please visit our Official HH-BH Community Association website at www.hh-bh.ca.



Like our Facebook Page - www.facebook.com/hhbhca



Follow us on Twitter @hhbhca

Have an idea for a great community program or event? Send your ideas to vp@hh-bh.ca.

MEMBERSHIPS

Your annual membership is good through July 31, 2020 and entitles you and your family to participate in a variety of different community programs and activities. The cost is only \$20 annually per family/household or \$10 for seniors, including GST.

HOUNSFIELD HEIGHTS – BRIAR HILL COMMUNITY ASSOCIATION MEMBERSHIP APPLICATION 2019 - 20

Family Name(s): _____

First Name - Adults: 1. _____ 2. _____

First Name - Children: _____

Address: _____ **Postal Code:** _____

Home Phone: _____

Email: _____

Would you like to receive the newsletter and other announcements by email? yes no

I would be interested in volunteering for:

- | | |
|--|--|
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Membership Drive |
| <input type="checkbox"/> Green Space/Reforestation | <input type="checkbox"/> Children's Programs |
| <input type="checkbox"/> Fundraising | <input type="checkbox"/> Seniors' Programs |
| <input type="checkbox"/> Facilities/Ice Rink | <input type="checkbox"/> Sports Programs |
| <input type="checkbox"/> Communications/Newsletter | <input type="checkbox"/> Social Activities |
| <input type="checkbox"/> Other | |

Membership # _____

Valid through July 31 2020

Annual membership (including GST) is :

\$20 per household

\$10 for seniors

Paid by: cash cheque

*Send cheques payable to **Hounsfeld Heights-Briar Hill Community Association**
Box 65086 RPO North Hill, Calgary AB T2N 4T6*

Privacy Consent: By providing the personal information on this form you are consenting to HH-BH Community Association's collection and use of that information for the purposes of providing you a membership in the community association. This information will be stored in a database of community members for the sole use of the Association. The Association will not sell, barter or lease membership lists or information. We may retain this information until nine months after expiry date of the membership.

Briar Hill School
25th Annual "Recycle a Friend"

Community Used Book Sale

1233 - 21 St NW (in the school gymnasium)

Wednesday, March 18

9:00am - 6:00pm

Thursday, March 19

9:00am - 8:00pm

6:00pm - 8:00pm

2 for 1 Madness!!!



DONATIONS of books accepted at Briar Hill School

March 3 - March 13, 2020

during school hours

(No Digital Media, Encyclopedias or Textbooks please)

More books currently on order

**HHBH Community
Association Playschool**



2020/21 Registration Open Now

Visit hhbhcaplayschool.com

to learn more and to register online

**TONGUE
TIED? TANGLE
TONGUES!**

The popular t-shirt slogan "Kiss Me, I'm Irish" is thought to be a reference to the Blarney Stone. The implication being that kissing an Irish-person will bring one eloquence and good luck. (Be sure to ask first.)



Foothills Nordic Ski Report

Did you know that every week, over 40 children, aged 9-12, practice the sport of biathlon on the Confederation Park Golf Course? These energetic young athletes train in the heart of the city, skiing and practicing shooting using completely safe camera-based rifles called EcoAims. These young athletes practice between one and three times a week, depending on the program. They learn ski technique and work on whole body conditioning by doing skiing workouts as well as playing games.

Biathlon is a sport that evolved from traditional skiing and hunting practices. Athletes must ski for a set distance and then enter a firing range where they take 5 shots at 5 targets. The sport requires athleticism combined with a mindfulness that allows a competitor to slow down enough to shoot accurately between skiing bouts.

The EcoAims use a combination of an infrared light and a camera. There are no projectiles nor lasers so their firing range is completely safe! Regardless, the children are taught firearms safety and treat these tools as if they were firearms. This allows them to develop safe habits which they will need if they continue to progress in biathlon.

Foothills Nordic Ski Club (FNSC) has produced many biathletes who have competed for Canada at World Cup and Olympic events. This month, 3 FNSC athletes competed for Canada at each of the Youth Olympic Games in Lausanne, Switzerland and the Youth/Junior World Championships in Lenzerheide, Switzerland. Many of those started in a Biathlon Bears program, just like the ones taking place on the golf course this year.

With the cooperation of the City of Calgary Parks department and Golf Course Operations group, Foothills Nordic Ski Club is able to offer this wonderful opportunity for children to learn and train in the sport of biathlon at this great, inner-city venue.



Calgary Confederation
Len Webber, MP
 2020 10 St NW, T2M3M2
 ☎ 403-220-0888
 ✉ len.webber@parl.gc.ca

BUSINESS CLASSIFIEDS

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

Filing Your Taxes Pays

Most Canadians get a tax refund and so it pays to file your taxes. Last year, the average refund was \$1,740 (down from \$1,765 the year before).

Low-income Canadians must file a tax return to access certain income support programs. Free tax preparation software is available at www.cra.gc.ca/netfile. Last year, 88% of returns were filed electronically. The number of people filing a paper return has dropped from 36% in 2012 to just 12% (13.1% last year).

In the majority of cases, Canadians file their tax returns and pay their owed taxes. In fact, 93% of individual tax files are filed and 98% of taxes are paid on time. Direct deposit is the preferred method for receiving a refund with 72% (up from 70% last year) opting for the more convenient option.

Sadly, Canada also has an underground economy that continues to grow and exceeds \$50 billion per year. Conservatives have been calling on the government to take a harder line with those who cheat the system to ensure tax fairness. When an individual or business does not fully comply with tax legislation, an unfair burden is placed on law-abiding taxpayers and businesses, and the integrity of Canada's tax base is jeopardized. If you are aware of a case of tax evasion/avoidance, you can report this anonymously to the CRA at 1-886-809-6841.

If you need help, the Canada Revenue Agency provides service in both official languages as well as via TTY service. Their website at www.canada.ca/en/revenue-agency.html is a valuable source of information for Canada's 29.8 million tax filers.

The Community Volunteer Income Tax Program (CVITP) hosts free tax preparation clinics and arranges for qualified and security-cleared volunteers to prepare income tax and benefit returns for eligible individuals who have a modest income and a simple tax situation. To find the clinics in Calgary, please call 1-800-267-6999.

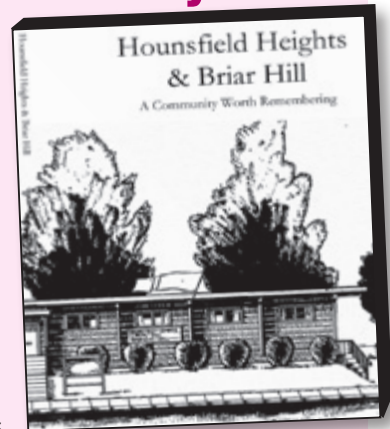
For a full list of contact numbers for the various departments at the CRA, please visit <http://www.lenwebbermp.ca/free-tax-clinics/>.

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.

LANDSCAPING & WEEKLY YARD CARE: Starting at \$36. Garden bed design, mulch, rock and sod installation, stone patios, walkways, raised beds, rock walls. Affordable exterior painting, deck and fence builds. Window or gutter cleaning starting at \$89. A+ Member of BBB, Licensed, insured. Seniors' discount. Call or text 403-265-4769. YardBustersLandscaping.com.

Hounsfield Heights-Briar Hill History Book

A beautiful book about our neighborhood is available for \$40.00 from the admin office at the gym. Please contact admin@hh-bh.ca to make arrangements. You can also call 403-282-6634.



The book contains photos and stories written by the families that first moved into the area in the early-'50s. Their stories of building homes, starting the school, and establishing this vibrant community are worth the read.

A big thank-you to Mary Stapleton and her group of volunteers for taking on the task of putting this together.

Revised Remediation Plan

Updated Remediation Schedule File CG2430.1

Hounsfield Heights and Mall Areas

Clifton Associates Ltd, on behalf of Sears Canada Inc., is pleased to provide an update to the schedule presented in Section 9.0 Remediation Plan Schedule for Implementation, Table 9.1 Proposed Remediation Schedule of the report titled *Revised Remediation Plan, Hounsfield Heights and Mall Areas, Calgary, Alberta* (13 August 2019; RRP).

The revised schedule reflects activities which have already been completed as well as an update to proposed completion dates of additional tasks presented within the RRP.

Items to still be completed as part of the RRP include:

- LPH assessment;
- DPVE extraction well assessment; and
- Permeable reactive barrier performance assessment.

On-going items included as part of the RRP include:

- Semi-annual groundwater monitoring and sampling;
- Semi-annual soil vapour sampling; and
- Continued operation of the Dual Phase Vapour Extraction System.

The schedule will be updated on a semi-annual basis, as required.

Clifton Associates Ltd.
Stephen d'Abadie, MEng, PBIol
Environmental Scientist



Councillor, Ward 7

Druh Farrell

ward07@calgary.ca

druhfarrell.ca

@DruhFarrell

Druh Farrell

Do you have a secondary suite? Did you know it must be approved by the City of Calgary if you are going to rent it out? If you have not legalized your suite yet, there is no better time than right now! Register your suite before May 31st and save up to \$900.

In 2018, Council finally allowed secondary suites in residential properties across Calgary, following years of debate and dead ends on this issue. Last year, we also made it possible to have secondary suites in semi-detached buildings. Calgarians no longer have to face City Council when asking for a suite. Thankfully, they can now follow a simple process with City staff.

These long overdue changes help property owners earn extra income, offer ageing in place opportunities for loved ones, and provide more affordable housing options for Calgarians. While suites are now allowed everywhere, you still need to obtain the proper development approvals to operate a suite.

As of June 1st, the City will no longer waive development fees associated with legalizing secondary suites. Fees will increase at that time. This fee amnesty period substantially boosted the number of Calgarians legalizing their suites, from 458 registered suites in 2015, to over 2,300 today. The City hopes even more Calgarians will take advantage of these final months of the fee amnesty. If your suite is not registered as of June 1st, but available for rent, you could face substantial fines.

Do the right thing. Make sure your suite meets safety regulations, obtain the proper approvals, and save some money. Doing so helps protect you, your tenants, and your neighbours.

For more details, visit: <https://www.calgary.ca/suites>.

Disclaimer: *The opinions expressed within any published article, report or submission reflect those of the author and should not be considered to reflect those of Great News Media and the Hounsfield Heights-Briar Hill Community and/or Residents' Association. The information contained in this newsletter is believed to be accurate but is not warranted to be so.*

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LIVE THE DREAM ON THE HERITAGE POINTE GOLF COURSE SIGNATURE HOLE



LEN T. WONG
& ASSOCIATES

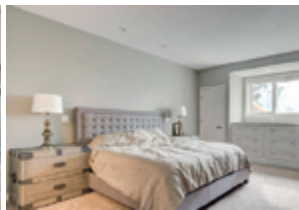
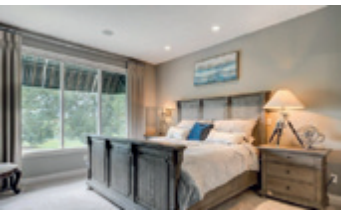
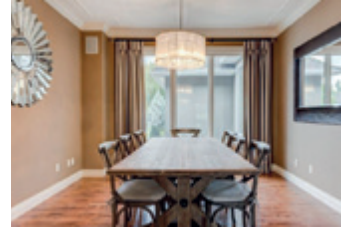
G P G
GREATER PROPERTY GROUP



Executive custom-built & recently renovated bungalow with fully developed walk up basement backs onto Heritage Pointe Signature 9th Hole with views of the large pond. Total of 3 bdrms & 3 baths, formal dining/flex rm, gourmet maple kitchen with centre island, granite countertops & stainless-steel appliances, open to large eating area with built-in desk. Large great rm with 12-foot ceilings, fireplace & built-ins. Patio doors leading out from eating area to large south dura deck with metal railings & glass panels with beautiful landscaped south backyard with firepit. Large master bdrm with 5-pc spa like ensuite with large soaker tub, O/S shower & walk in closet. Staircase leading downstairs to large family rm with media centre, fireplace, 2 bdrms, 3-pc bath with steam shower, workout rm & playrm all with radiant in floor heat. Walk-up onto the patio from the family room. O/S triple attached garage. Pride of ownership shown throughout. Ideal for empty nester, professional or older family. Exceptional Value!

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Fully renovated top floor retreat in a favourable location with clever design and sweeping views.



1112 16 Street NW

• List Price: \$899,900

New clients selling, new clients buying.
Congratulations to both sides of the sale!



1201 21 Avenue NW

• List Price: \$600,000

A new home for new beginnings.
Congratulations to a wonderful friend and client.



1403, 1001 8 Street NW (Airdrie)

• List Price: \$229,900

Congratulations to clients as they embark
on something bigger.

Not intended to solicit buyers or sellers currently under contract with a broker.