

JANUARY 2022

DELIVERED MONTHLY TO 1,975 HOUSEHOLDS

FAIRVIEW in Focus

THE OFFICIAL FAIRVIEW COMMUNITY NEWSLETTER



**MIDTOWN STATION UPDATE
LOTS OF COMMUNITY ASSOCIATION
STUFF INSIDE!**

www.fairviewcommunity.ca

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



SAVE A BUNCH OF CASH

Expert advice
Excellent rates
Many options
Better mortgages

AVENUE | Financial
Real Estate Solutions

ANITA 403-771-8771
anita@anitamortgage.ca

Licensed by Avenue Financial

GREAT NEWS MEDIA

LEADERS IN COMMUNITY FOCUSED MARKETING

social media advertising | management
geofenced digital | video advertising
community magazine advertising
app | web | seo | ad words

info@greatnewsmedia.ca

JACKSON & JACKSON

CUSTOMER SATISFACTION GUARANTEED

Free Estimates 403.256.9282

www.jacksonandjacksonlandscaping.ca

WE SPECIALIZE IN ALL FORMS OF CONSTRUCTION & LANDSCAPE

INCLUDING SMALLER IN-HOME PROJECTS

Bathroom & Basement Remodeling

Custom Decks & Fences

Affordable Custom Landscape Plans

Stamped & Exposed Concrete

Retaining Walls

BEFORE & AFTER RENOVATION PROJECTS



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Free Estimates 403.256.9282

www.jacksonandjacksonlandscaping.ca

Let's Talk Real Estate



We had a record-breaking sale of \$700,000. Fairview is hot! Our community offers so many more opportunities than most, to optimize our values.

My flat rate listing commission of \$2500.00 has been a hit! Three Foxwell Road Owners, two homes of which had never been on the market, took advantage of the savings and in their recommendations said,

"Shelley was totally hands on and walked us through the whole process. She said 'no question was a dumb one'. She maximized our sale price. We will recommend Shelley to everyone we know." Carol and Sharon. Days on market (DOM) 41.

Terry and Glenn said, "Shelley had sold a couple homes on the same street. We made a good choice using her, and her flat fee is ideal." DOM 39.

Caroline of Fairview Drive said, "In one day Shelley sold our home for \$25,000.00 more than any other Realtor told us we would. She was a pro at negotiating."

Nigel and Donna said, "She worked hard to get our listing and worked harder to sell our Nanton home. She was a professional and did what she said she would do; she went the distance." DOM 27.

Holly and Eric in Auburn Bay said, "we didn't want to sell our home before we bought. We looked at 20+ properties. Shelley gave great advice on how we could win the bid in this market. We listed at our price and sold in two days. Her experience, integrity, knowledge, and consistent communication made the process smooth, plus we saved over \$10,000 in real estate fees."



SJ Williams & Associates Realty Ltd. | 403-813-7844 | sjw1@shaw.ca

DIVA | SALONspa

MANICURE
AND
PEDICURE
\$99

CHINOOK CENTRE
403.301.0909
www.divasalonspa.com

This offer is available at select Diva Salonspa locations. Mention this ad at the time of booking. Bring in this ad to redeem offer. Cannot be combined with any other offer. No cash value. Some conditions may apply, call for details. Expires February 15, 2022.

Fairview



**50% OFF
A HAIR SERVICE
WITH A NEW TALENT STYLIST**

This offer is available at select Diva Salonspa locations. Mention this ad at the time of booking. Bring in this ad to redeem offer. Cannot be combined with any other offer. Valid towards services over \$25. No cash value. Some conditions may apply, call for details. Expires February 15, 2022.

Fairview

FAIRVIEW INFORMATION

Our Vision

To promote and enhance a healthy, safe and productive environment for the residents of Fairview by providing access to programs, services and information, all while establishing a sense of community identity and belonging.

Board of Directors

President Regan Klyn
president@fairviewcommunity.ca
1st VP Elizabeth Duerkop
vp1@fairviewcommunity.ca
2nd VP Andrew Gidden
vp2@fairviewcommunity.ca

Secretary Alicia Davis
secretary@fairviewcommunity.ca

Directors at Large

- Luke Prajzner
- Chad Chapman
- Wayne McNeely
- Michelle Stensrud
- Becky Kramer
- Sam Koots
- Paul Bechthold
- Indrani Nath

Community Services Contacts

- **Police Non-Emergency Services**
(Dist 6) 403-567-6600
- **Community Liaison Officer**
Cst. J. Tyerman, jtyerman@calgarypolice.ca
- **Community and Neighbourhood Services, South Area:** 311
- **www.welcomewagon.ca**, 1-844-299-2466
- **www.calgaryyouthjustice.com**, 403-261-9861
- **In-Definite Arts**, 403-253-3174, www.indefinitearts.com

Government Representatives

Councillor, Ward 11

Kourtney Penner
ward11@calgary.ca • www.calgary.ca/ward11 • 403-268-2430

MLA, Calgary-Acadia

Tyler Shandro, United Conservative
calgary.acadia@assembly.ab.ca • 587-885-1781

MP Calgary-Midnapore

Stephanie Kusie, Conservative
Stephanie.Kusie@parl.gc.ca • 403-225-3480

Fairview in Focus

Fairview in Focus is published monthly by Great News Publishing and delivered by Community Residents and Canada Post to all Fairview homes.

The opinions expressed within any published article,

report or submission reflects those of the author, and should not be considered to reflect those of the Fairview Community Association. The information contained in this newsletter is believed to be accurate, but is not warranted to be so. The Community Association does not endorse any person or persons advertising in this newsletter, and publication of these ads should not be considered an endorsement of any goods or services.

Submission Deadline: 7th of the month for the next month's news. Comments, questions, and submissions are always welcome.

Editor Email: news@fairviewcommunity.ca
Mail: Fairview Community Association
Box 78053, RPO Heritage
Calgary, AB T2H 2Y1

Messages: 403-252-5424

Email: office@fairviewcommunity.ca

Website: www.fairviewcommunity.ca



When you tell other people that you live in Fairview, how many times have heard the response "Where's Fairview?" You probably reply with "north of Acadia", "near Chinook Mall", by the "Farmer's Market", and such. To celebrate the spirit of our small, great, and apparently little-known community, we are now selling "where's fairview?" bumper stickers. They cost \$5 and all the money goes directly to the Community Association. You can purchase one online on our website fairviewcommunity.ca (via PayPal), or by emailing sam.koots@fairviewcommunity.ca and we will deliver one to you. BTW – they fit great on laptops, coffee mugs and iPads, as well.

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

Great News Media and the Community and/or Residents' Association do not endorse any person or persons advertising in this newsletter. Publication of any advertisements should not be considered an endorsement of any goods or services.

Community Association Tidbits

Seniors '60Plus Collective' Meeting Scheduled for January 26 at 1:30 pm.

Are you a senior living in Fairview? Meet with the '60Plus Collective' at the first meeting scheduled for January 26 at 1:30 pm.

Email alicia.davis@fairviewcommunity.ca for e-invite.

Our Community is in Search of Local Artists wanting to get involved! Reach out for more information. Email alicia.davis@fairviewcommunity.ca.

Fairview Park Committee

Since the AGM there hasn't been much progress on the park. Since the facility was presented at the AGM we have been working on costs and looking into feasibility studies to better give the community an idea of what things would cost.

The FPC will be meeting again in January to discuss engagement opportunities to the community, potential grant and rebate programs, and most recent costs/budgets.

Check out the community website at www.fairviewcommunity.ca to see the AGM presentation.



Flavelle Rink

Happy New Year! The Flavelle Rink Crew was able to build the boards and flood the Flavelle Adopt-A-Rink. Our goal was to have at least one rink ready for the Christmas break. We have created a Facebook page called Flavelle Rink Crew, if you want to get regular updates or get involved in the rink, please look it up. We will be hopefully flooding the rink with the "Zamboni" every week and the fire pit is now ready as well. Come on out and enjoy the ice and community!

Fairview Winter Festival - Flavelle Rink

We will be holding an outdoor family friendly community event in February (save the date, it will be February 5 or February 12, we will get the word out as we get closer). We will have skating, fun stuff for the kids, build snow forts, lights, and more! We will be raising money for Big Brothers Big Sisters Calgary.

Please watch the website and other postings (also some "word of mouth") on the final date.



BLAST *That Music*

We have all heard the name "Alicia Keys". She is an incredible singer and performer born in New York, USA, and her birthday is actually in January! I can't think of a better way to celebrate than blasting your favourite Keys album this month!



Fairview Youth Services Directory



To add, change, or remove information from this listing, call 403-252-5424 or email news@fairviewcommunity.ca.

BABYSITTERS

- Emily, 587-707-9923 B
- Caitlin, 403-245-3428 B
- Nadia, 587-830-6556 B
- Rhiannon, 403-253-0330 A
- Payten, 403-258-0429 A
- Riley, 403-831-6406 A
- Julia, 587-573-0375 B
- Adam, 403-629-5672 B
- Tania, 587-433-6558 B
- Reese, 587-998-9868 B
- Abigail, 403-554-9034 A
- Charlie, 403-819-6785 A

SNOW SHOVELLING

- Adam, 403-629-5672 B
- Danica, 403-408-6610 B
- Mason, 403-607-6610 B
- Sam, 403-608-4688 B
- Charlie, 403-819-6785 A
- Jade, 403-808-9413 A

Now looking for youth interested in doing snow shovelling. Contact news@fairviewcommunity.ca to get on our list!

PET SITTERS

- Emily, 587-707-9923 B
- Rhiannon, 403-253-0330 A
- Bryn, 403-808-4428 B
- Danica, 403-312-2125 B
- Tatum, 403-312-2125 B
- Charlie, 403-819-6785 A
- Jade, 403-808-9413 A

Fairview Community Association accepts no responsibility as a regulatory body and does not endorse or screen any of the people who are listed in or who use this directory. This information is used in the "Fairview In Focus" newsletter and can be discontinued upon request. Add, change or remove information from this listing call 403-252-5424 or email news@fairviewcommunity.ca.

Midtown Station Update

In the fall of 2020, IBI Group and Cantana Investments made a splash when they announced plans to redevelop a plot of land adjacent to Fairview into a mixed used community called "Midtown Station." IBI presented their plans to the Community at the Fairview Community Association's 2020 Annual General Meeting, and there was a flurry of press in local media including Global news and The Calgary Herald in early October, 2020.

It's fair to say that this ambitious plan was met with a mixture of excitement and apprehension by many community residents. Perhaps you felt a mixture of both.

In the months since being announced, Fairviewers have been keenly watching for updates on Midtown but there have not been too many releases to the public since fall 2020. So, I thought I'd go over some of the steps that have been taken so far by the developers and I also reached out to Stephen Shawcross, a director with IBI group, to find out what to expect in the near future with this project.

What's Been Done So Far

IBI group conducted an engagement campaign with Fairview residents in the fall of 2020. You may remember getting a postcard in the mail, inviting you to complete the online survey. The results of this engagement can be found on the midtown website at www.ibipublicengagement.com/midtown/index.htm. The report is a good read and gives you a sense about what your neighbours might be thinking about the project.

When reading the engagement summary, you'll find that the new C-train station and its connection to the Fairview Community was one of the main sources of both positive and negative feedback from residents. Stephen mentioned that in response to the concerns raised in the engagement, the developers have purchased land on the Fairview side of the train tracks in order to house security personnel 24/7 to provide a buffer between the C-Train station and our Community.

In November, 2020 IBI met virtually with members from the Fairview Community Association to help conceptualize what a community park to be located within Midtown could look like and what amenities Fairview residents might be interested in. The results of this design exercise are also located on the midtown website.

What Are the Next Steps

IBI continues to pursue land use re-designation for the 30-acre site. Stephen expects that decision to go before council in the third quarter of 2022. Much of the background work being done until then is focused on traffic impacts to the Macleod trail corridor, and a "Special Development Agreement" in relation to the LRT station.

If the re-designation is successful, development permits for the C-train station, and individual buildings in the first phase of the project would follow. The City of Calgary has a service where you can see all development permits in progress, including the one for Midtown (LOC 2019-0082). Go to developmentmap.calgary.ca and you can see the area affected by the Midtown Land use re-designation.

Stephen predicts construction on the first phase could begin in 2023/2024, with the C-Train station being a part of the first phase but taking up to 2 years to complete.

I asked Stephen about how the persistent economic woes in Calgary's economy might affect the viability of this project. He told me that the investors behind Midtown are focused on a long-term time horizon. They point to independent research which finds Calgary with it's highly educated and young population, high quality of life, and low cost of living remains well positioned for future growth. Therefore, their investment decisions are less concerned about the economic stagnation that has been with us since the middle of the last decade.

Lastly, Stephen told us that the Frequently Asked Questions page of the Midtown engagement website is getting updated as new information arises and so it is a good place to check periodically for updates.

Fairview's Role

Hopefully you got a chance to voice your opinion in the online engagement which took place back in 2020. When such a transformative project is being proposed so close to our community, it is important to keep up to date on any updates and if you have concerns or questions, let your voice be heard. You can do this by reaching out to IBI directly at midtown@ibiengage.com, by contacting our Ward 11 City Councillor Kourtney Penner, or of course by reaching out to a board member from the Community Association. For its part, your Fairview Community Association's top priority is and always will be to ensure that any development (big or small) that occurs in our area will preserve or enhance the aspects of our community we hold dear.

In closing, we can probably all agree that our part of the City will look somewhat different 25 years from now. Midtown Station is one developer's vision of how the surrounding area could be built for what they see as the wants and needs of Calgarians in the future.

FYI

For those of you who have not been following, Midtown station is described by IBI group as a "vibrant, 24/7 urban village, featuring an array of iconic, high-density residential

towers, mid-rise apartments, and stately townhomes; modern office buildings in a campus-like setting; and convenience and specialty retail shops, hotels, restaurants, and bistros." This development would be built in stages starting in the south and finishing in the north over an approximately 25-year period. Cantana investments has already purchased nearly all of the land south of Glenmore Trail, and between Fisher Street and the C-Train tracks totalling over 30 acres. One of the defining features of this development, and also one that is being followed closely by Fairview residents, is the construction of a new C-Train Station located approximately midway between Chinook and Heritage Stations. This new "Midtown Station" would be paid for by the developer and have connections into the Fairview Community off of Flint Place SE (near where Kahane Law has their offices).



Membership Update

Membership

Community Association memberships expired February 28, 2021. Purchase your 2021-2022 memberships today.

How do you purchase a membership? It's simple; just pick one of these convenient ways to get a current membership:

1. Fill out this paper form and mail along with payment to: Box 78053, RPO Heritage, Calgary, AB T2H 2Y1.
2. Complete the whole process online at fairviewcommunity.ca/membership in less than a minute via PayPal. A physical membership card will be dropped off for you shortly after your purchase.
3. Email membership@fairviewcommunity.ca and one of our volunteers can drop off a membership and pick-up payment (contactless).
4. Phone 403-252-5424 and leave a message with your name and phone number, stating that you'd like to buy a membership. A board member will return your call and setup a time for a contactless drop off of your membership card and pick-up payment.

Be a Part of Your Community Association Today!

**A GOOD
REASON TO
JOIN TODAY!**

Special Events

Many events are provided throughout the year which provides families an opportunity to meet others in the community and have some fun. Events include stampede breakfasts, craft fairs, skating parties, recycling days, and many others.

March 1, 2021 to February 28, 2022

Please make cheques payable to *Fairview Community Association*.

Name: _____

Address: _____

Postal Code: _____ Phone: _____

Email: _____

- ☐ Membership fee: \$15 per Family (up to two registered adults and any number of children under the age of 18 living at the same residence)
- ☐ "Where's Fairview" Sticker: \$5 each
- ☐ Yes, we are interested in volunteering
- ☐ Yes, I am interested in receiving updates by email



Found in Fairview

You've probably skated on the Flavelle ice rink, but did you know it has only been around since 2018!?

In 2018, Melody Eisenbart and Robyn Boldt had the brilliant idea to create an outdoor rink for families to use, since the arena was frequently unavailable to the neighbourhood for free skating.

Neither of them had made an outdoor rink before, so the first one was a bit of a gong show. The first rink was not as big and beautiful as it is today. In fact, it was actually set east to west, which ended up being a bit of a disaster, as it was on a slope. So, the water started running down the hill creating an amazing ice slide. It was also pretty cold outside: -30°C. The liner was frozen and hard to work with, which made it tricky to keep it down as the water was being poured on. The liner kept popping up and making holes in the ice! Overall, it ended up being a good time, and a decent skate even if it was a bit bumpy.

Since then, the Flavelle rink has become a great social gathering place for neighbours to skate, hang out, and make new friends.

Now there is a whole crew of people that come out to clear the space (special shout out to Mr. Snowblower), set up the boards, lay the liner, and get the water poured. It takes the rink crew about two hours to get everything ready.

Last year, a small secondary rink and a firepit were added and they will be back this year!

Come by anytime for a skate, or just to enjoy the fire. If you are interested in being a part of the rink crew, come by on Friday nights with a jug of water to help fill holes and hang out!

If you or someone you know would like to be featured in Found in Fairview, please email Michelle.stensrud@fairviewcommunity.ca.

#wheresfairview

YOUR CITY OF CALGARY

Compost Your Real Christmas Tree

Help keep Christmas trees out of the landfill this season. To compost your real Christmas tree, remove all lights, ornaments, tinsel, and garland then:



Option 1: Put Your Tree in Your Green Cart

- Cut your tree into small pieces to fit inside your green cart. Make sure the lid can close.
- Put extra branches into paper yard waste bags, roll closed, and set at least 0.5 metres (2 feet) to the side of your green cart.

Trees that are not prepared this way will not be collected.

Option 2: Bring to a Tree Drop-Off from December 26 to January 31

Take your whole tree to one of our temporary drop-off locations.

- Remove lights, ornaments, and tree stand.
- Do not wrap or bag your tree, even if the bag is labelled compostable or biodegradable.
- If you wrap your tree to transport it, remove the bag or wrapping before dropping off.

Visit calgary.ca/christmastree for more information and to see the list of drop-off locations.

Capricornus



One of the Zodiac signs for January babies is the Capricorn. The word 'Capricornus' means goat in Latin, which may be why the symbol for the Capricorn is the sea goat. This blend of animals represents these individuals' ability to climb from the farthest depths to the highest heights.

Volunteering
is good for the soul



FEDERATION OF
CALGARY COMMUNITIES

Stop Car Prowling

A message from the Federation of Calgary Communities

Car prowling is a crime of opportunity. Here are a few tips to reduce your risks:

- When you exit or enter your parked vehicle, stop, and look around the area.
- Before leaving your parked car, always remove the keys, roll up the windows, and lock the doors.
- Park in a well-lit area, use parking lots frequented by others, and avoid parking behind fences or hedges. A prowler attempt is more likely in darkened or secluded areas.
- Put all valuables and gifts in your trunk. If that's not possible, conceal gifts and other valuables. A car prowler will almost always look inside a car for valuables before risking a break-in. Keeping valuables out of sight reduces your risk.
- Try not to unload gifts in your vehicle and then leave it unattended in the same parking spot. Car prowlers might be on the lookout for shoppers traveling back and forth from stores to unload gifts.
- Never leave your car running unattended. Vehicles are commonly stolen at ATMs, convenience stores, and self-serve gas stations.
- If possible, store your vehicle in a closed and locked garage.
- If you park in an attached garage, always lock the door leading from the house to the garage and the garage door.

- If you don't park in a secure garage at home, don't leave gifts in cars overnight to keep them secret. Plan some way to move them inside the home undetected or have your gifts wrapped before you bring them home.
- If your car is stored in a carport or parked near your house, leave your exterior lights on throughout the night.
- If you park on the street, choose a well-lit, open space even if it means adding extra street/yard lighting and trimming back trees/bushes blocking your view of your vehicle.
- Consider replacing the light fixture closest to your car with a motion detector unit. Motion detectors are good psychological deterrents as the normal assumption of a person seeing a light come on is that someone has seen them. The light also makes the prowler or thief more visible.
- After opening an automatic gate to underground parking, wait for the gate to close before you park. Watch out for thieves waiting to slip in behind you.
- Avoid parking in attended lots. They're a major source of copied keys which can be used later to steal your vehicle and valuables.

If your car is broken into:

- Inventory missing articles for later use with the police or an insurance claim.
- Call the police and file a report. Consider whether surveillance cameras are present that could identify the individual or individuals involved. Even if there's little chance of catching the suspect, alerting the police can help prevent somebody else's car from being prowled.



The Pangram

A pangram, also known as a holoalphabetic sentence, includes every letter of the alphabet in one sentence. The most popular and well-known example of this is, "the quick brown fox jumps over the lazy dog". It's harder to say the word than the sentence itself!



BUSINESS CLASSIFIEDS

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

OFFICIAL PLUMBING & HEATING: Small company, low overhead, excellent warranties, and great rates. Specializing in residential service and installs. Services include furnace service and replacement, hot water tank service and replacement, leaks, clogs, gas fitting, and more. Licensed and insured. Why wait? Call today and get it fixed today! Available 24/7, we accept debit/VISA/MasterCard. Call 403-837-4023 or email info@officialplumbingheating.ca; www.official-plumbing-heating.ca.

FAIRVIEW MORTGAGE BROKER: SAVE A BUNCH OF CASH! As a local mortgage professional, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert advice, excellent rates, many options, and better mortgages, Call Anita at 403-771-8771 | anita@anitamortgage.ca | Licensed by Avenue Financial.

HERITAGE WEST PLUMBING AND HEATING: 5-star Google rating, Senior and Veteran discounts. Highly trained plumbers and gasfitters. Water heaters, furnaces, boilers, drain cleaning, leaks, and renovations! Competitive prices with quality, 24-hour service! Heritage West, we are one of the best, put us to the test! BBB Accredited. 403-993-0639.

FAIRVIEW CONTRACTOR FOR HIRE: Over 20 years' experience completing renovations in and around Fairview. Lefroy Construction is happy to quote, organize and execute any renovation or new construction project. Call 403-616-0880 to discuss your project. www.lefroyconstruction.com.

ALBERTA FIRE & FLOOD: Helping Communities Recover since 2003. We provide emergency service to property owners. We are a preferred vendor for many insurance companies. Our services range from sewer back-ups, water damage, fire damage, mould/asbestos removal, and storm damage. We are your neighbours and available 24/7 – 365 days, 403-204-2259, www.abff.ca.

MONEY PROBLEMS? AFFORDABLE DENTAL CARE MINUTES FROM FAIRVIEW: Smile! We follow all insurance fee guides, including Blue Cross and seniors. 100% Coverage means no charge to you. If less than 100%, you only pay the difference and get a tax receipt. Direct billing OAC. Over 32 years of no fluff and no frills! Call now at 403-287-6453 or 403-272-7272. Visit calgarydentalcenters.com.

NEIGHBOURHOOD CONFLICT? Community Mediation Calgary Society (CMCS) is a no-cost mediation and conflict coaching service that can help you resolve problems and restore peace! We help neighbours be neighbours again! www.communitymediation.ca, 403-269-2707.

OKONBOOKS PROFESSIONAL ACCOUNTING AND INCOME TAX SERVICES: Experience in public accounting, CPA, CMA provides multiple year filings, mobile services, Canada and US personal and corporate tax preparation, bookkeeping, GST, and source deduction. Please call 403-305-0955, email okonbooks@gmail.com, or visit taxservicescalgary.ca.



Karen Parker
Red Seal Licensed Hairstylist
Call to make an appointment
403-816-1172



PLUMBER
PLUMBOB Father and Son

- ✓ Small Company
- ✓ Low Overhead, Great Rates
- ✓ Sewer and Drain Cleaning
- ✓ Free Estimates & Advice
- ✓ Hot Water Tank Specials
- ✓ Gas Fitter

Call Bob: 403-461-3490

FOR SALE/LEASE
7239A FLINT ROAD SE, CALGARY



Available Immediately



PROPERTY HIGHLIGHTS

- ±2,905 SF available
- ±613 SF of warehouse/garage on the main floor, ±1,729 SF of office on the second floor and ±562 SF of flex space in the basement
- 1 drive-in loading door
- Tons of natural light
- City and mountain views
- Well maintained office condo with warehouse/garage
- Central location with good access to Glenmore and Macleod Trail
- Upgrades include: hardwood, granite, pot lights, custom baseboards/headers, new hot water heater etc.

For more information, please contact:

Darren Abrahamson
403-261-1175

Simon Fong
403-261-1174

SALE/LEASE PARTICULARS

Asking Price ~~\$649,000~~ **NOW \$619,000**
Property Taxes (2021) \$11,500
Condo Fees \$4,700 annually
Lease Rate \$12.00 PSF
Op. Costs (2021 est.) \$7.50 PSF

250 - 6th Avenue SW, Suite 2400 Calgary, AB T2P 3H7 | 1-403-261-1111 | cushmanwakefield.com

FEEL GOOD ABOUT FEELING GOOD

Jump start your new year with a
YW Fitness Membership!

Exciting offer for new members

Sign up in January to receive 50% off
one month's fees*

For more details, visit:
YWFITNESS.CA

Your membership helps empower critical
YW programs for women and families
in your community



*limited time offer