

# UNIVERSITY HEIGHTS NEWS

Dec 2020/Jan 2021

The official newsletter of the UNIVERSITY  
HEIGHTS COMMUNITY ASSOCIATION

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## Growing Up in University Heights – Part 3 of 3

By: Steve Kolodinsky

### The Wee-Wees and the Badger

At the same time as the evolution of BMX biking with children taking to dirt tracks in California in the early 1970's, University Heights had its own BMX course. In the University fields prior to the grading for and building of Shaganappi Trail lived a large pit dug out of the clay. The pit was traversed by numerous dirt tracks, some flat around the edges, some with large undulations at the bottom and some steep entering and exiting the pit. Children of all ages and with all styles of bikes (although the banana seat seemed the most functional and popular) took turns riding the various tracks with varying degrees of success. No actual racing took place, as each single track was narrow and unique with no opportunities for passing. Many days were spent riding the Wee-Wees, so named of course because when you went down a hill and over a bump you would have to shout out Wee! Wee! If we were not having so much fun, maybe it could have been us that introduced the world to the trick riding and dirt trails of BMX! It was a sad summer when the big machines moved in and moved around all the earth in the area to create the new Shaganappi trail. At least then our parents had fast access to Woodward's Food Floor and Bargain Center in the newly opened Market Mall, 1971 in the space that is now Toys R' Us!

With the loss of the Wee-Wees the field became a wildland to explore by foot. Catching grasshoppers and sometimes gophers, watching foxes and deer and being startled by the sudden burst of a flock of Hungarian Partridge, we still spent a lot of time wandering "The Field". I felt that this was untouched wilderness, the way it always had been, although the University informed me that it was actually reclaimed farmland when we were working hard to protect the area from development in the early 1990's. One of my favorite discoveries was that of a dead Badger, which I proudly returned home with. Tiring of the find in a few days I thought it best to leave it in the neighbours garbage can. It was then that I learned an early lesson in the proper disposal of organics. I was sternly instructed to return the creature to the field and provide it with a proper burial. I am sure its spirit remains and will look over the new wildlife that has found a home in the newly created and I must say very impressive Duck Pond. But I still sometimes miss the Wee-Wees.



# Happy Holidays!

All the best  
from your  
friendly  
neighbour-  
hood  
Realtors



**Erin Flasch** REALTOR®

☎ 403.667.4198  
✉ erin@erinflasch.com



**Scott Thain** REALTOR®

☎ 403.999.8558  
✉ sthain@redlinerealestate.ca



**REDLINE**  
REAL ESTATE GROUP

## UHCA NEWSLETTER ARTICLES & ADVERTISING

Do you have an article idea or photos that would be of interest to your neighbours? We would love to hear from you!

**SUBMISSION DEADLINE:**  
**15<sup>th</sup> of each month**  
**Please forward submissions to:**  
**newsletter@UHCACalgary.org**

## BUSINESS & SERVICES ADS

### Advertising Rates\*:

Back Cover - \$350/issue (Colour)  
Back Cover - \$220/issue (B/W)  
Full Page (Inside) - \$200/issue  
1/2 Page - \$140/issue  
1/3 Page - \$100/issue  
1/4 Page - \$80/issue  
Business Card Size - \$40/issue

### Classifieds Ads\*\*

5 lines - \$12 per issue  
3 lines - \$5 per issue

\* Ask about discounts for non-profits  
\*\*Free for UHCA members

## PAYMENT IS REQUIRED BY SUBMISSION DEADLINE

Contact  
[advertising@uhcacalgary.org](mailto:advertising@uhcacalgary.org)

For quality reproduction, please ensure that all graphics are provided at high resolution (e.g. 300 DPI).

## VICE PRESIDENTS'S MESSAGE

Dear Friends, Residents and Neighbours,

As Peter mentioned in the last edition of our Newsletter, 2020 has been a challenging year for many. I am sure this time last year, none of us imagined that 2020 would look this way. I know that I didn't!

Despite the challenges, I want to highlight some of the positive things 2020 has given us.

2020 has brought me closer to my family. We have been able to spend more time with our children, give back to our parents and find new methods of connecting with the friends. For all of this I'm very grateful!

I have experienced something else; a sense of community.

We have lived in University Heights for just over 3 years now (excluding my wife's childhood). Our kids go to Westmount and we walk there every day. We have met more neighbours this year than the previous two years. We've seen more neighbours working on their yards, out with their pets and simply smiling as they walk past our house. It also seems like more Halloween decorations and Christmas lights have been put up this year.

Let's keep building our community spirit! From one neighbour to another... It is very much appreciated! Stay warm and enjoy the season (in a COVID-friendly way!)... And thank you for being our neighbours!

Quinten Beasley, Vice-President UHCA

\*\*\* NOTE\*\*\*

DUE TO THE POSSIBILITY OF COVID -19 RESTRICTIONS BEING IN PLACE AT THE TIME OF OUR NEXT AGM, THE BOARD IS PLANNING ON IMPLIMENTING THE ABILITY TO HOST IT ONLINE. MORE INFORMATION WILL BE MADE AVAILABLE IN THE FEBRUARY ISSUE.

**AT PRESS TIME:** The newly revised **Guidebook for Great Communities** may be posted in late December/early January for consideration at the SPC on Planning & Urban Development on January 13, 2020. This is a very compressed timeline and given the COVID-19 situation some communities are requesting a delay. Please keep tabs at [Guidebook for Great Communities \(calgary.ca\)](http://Guidebook for Great Communities (calgary.ca))

**Have you lived in the community for years? Did you grow up in University Heights? Or just have interesting stories from your time in the community?** We are looking for stories from University Heights past to feature in upcoming issues of the newsletter.

## UHCA Board of Directors

### EXECUTIVE DIRECTORS

President	<b>Peter Khu</b> president@uhcacalgary.org
Vice President, Communications	<b>Quinten Beasley</b> vp@uhcacalgary.org
Secretary	<b>Lindsay Baez</b> secretary@uhcacalgary.org
Treasurer	<b>Patty Auger</b> treasurer@uhcacalgary.org

### COMMUNICATIONS

Newsletter	<b>Laurel Smith</b> newsletter@uhcacalgary.org
Webmaster	<b>Simon the IT Guy</b> webmaster@uhcacalgary.org

### COMMUNITY ADVOCACY

Development	<b>David Richardson</b> <b>Matt Yeung</b> development@uhcacalgary.org
Membership	<b>Keir Pittman</b> membership@uhcacalgary.org
Volunteer	volunteer@uhcacalgary.org
Directors-at-Large	<b>Patricia Muir</b> <b>Andrea Trainor</b>
Community Garden	<b>Fred Krause</b> uhcagarden@gmail.com

### COMMUNITY EVENTS & PROGRAMS

Soccer Coordinator	<b>Marc Lebel</b> soccer@uhcacalgary.org
Seniors Dance & Movement	<b>Mili Rowse</b> seniors@uhcacalgary.org

### COMMUNITY CONTACTS

Community Resource Officer	<b>Const. Richard Marshall</b> (403) 428-6300 pol4352@calgarypolice.ca
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### Community Meetings

We are **always** looking for people to join our core group of volunteers. It's a great way to learn/exercise leadership skills and a great way to build and connect with your community.

The Board meetings have been held in the basement of the Foothills Mennonite Church (unless otherwise posted) at 7:00 pm on the second Wednesday of the month (except July & December) but in light of the COVID-19 Pandemic and an effort to ensure the safety of our members; the meetings have been moved online for the foreseeable future. As always, all UHCA members are welcome to attend.

If you are planning to attend, please send an email to [secretary@uhcacalgary.org](mailto:secretary@uhcacalgary.org) at least 24 hours before the meeting, to ensure that you are provided a link to the meeting.



#### Our mailing address is:

University Heights Community  
Association  
c/o Foothills Mennonite Church  
2115 Urbana Rd NW  
Calgary, AB T2N 4B9

### Do you want to stay connected with University Heights?

#### Check out our Website:

[www.uhcacalgary.org](http://www.uhcacalgary.org)

#### Like us on Facebook:

[www.facebook.com/UHCA Calgary](http://www.facebook.com/UHCA Calgary)

#### Follow us on Twitter:

[twitter.com/UHCA Calgary](https://twitter.com/UHCA Calgary)

## COMMUNITY EVENTS, ACTIVITIES & PROGRAMS

### EVENTS CALENDAR

#### Upcoming Events In and Around University Heights

The UHCA board decided to apply for the 2021 community clean-up after having to cancel the 2020 clean-up earlier this year.

The clean-up dates we have applied for are Saturdays in late April and early May, of which we may be awarded one. Residents have the option to leave their unwanted items in the alley the Thursday ahead of the clean-up or drop it off directly at the site on the Saturday. The location we are designating for drop-off will be announced once the city confirms the date of the clean-up.

Generally, clean-ups are scheduled from 9 AM to 2 PM with the city transporting everything to landfills. As a resident of University Heights, we are excited to have your participation! Please let us know how you can lend a hand. Some volunteer positions we'll be looking to fill are: community members with trucks who can transport items on the day of the clean-up and those who are willing to direct traffic at the drop-off site. Since COVID is a going concern, there will be a limit to the number of people allowed to be on-site however there will be a counter to ensure we are within acceptable numbers.

We will know in early 2021 if we have been successful in our bid so please stay tuned for more information! If you have any questions, please email [andrea@uhcacalgary.org](mailto:andrea@uhcacalgary.org).

#### 2020/2021 Events – Mark your Calendars!

The outdoor rink is up again this year. Please feel free to use throughout the winter season in accordance with local and provincial COVID health restriction protocols.

**March 4** – AGM, format to be determined (virtual/in person)

**Saturday in Late April/Early May** – Community clean-up

### SENIORS' DANCE & MOVEMENT PROGRAM

#### The UHCA DANCE AND MOVEMENT CLASS is Back and the Dark Days are Over!

After a fall and early winter hiatus, the UHCA Dance and Movement class is planning to restart on January 13, 2021. While the challenges of COVID continue and currently prevent classes from physically meeting at the Foothills Mennonite Church, we would like to run a weekly Zoom class.

Krista, our treasured Dance and Movement instructor, is back and is once again willing to teach us physical stretches, gentle exercises, new dance routines, strategies for improved balance, and rhythm to help shake off any winter blues.



What follows is a tentative plan:

- Classes will run Wednesdays mornings:
  - A Zoom link will be sent to participants the day before class
  - The class will be open for log in at 9:15 am to get settled and socialize
  - The class will run between 9:30-10:30 am
  - We can stay online until 10:45 am for more social time!
- Pre-registration will be required to accommodate the administration of a Zoom class
  - Session 1 is 8 weeks long and will run between January 13 – March 3 (hopefully with more sessions to follow!)
  - Zoom tips and tricks will be shared with participants
  - Investment: \$60.00 for Session 1

To express your interest in registering, or for more information, please email: [krista.mcewen@gmail.com](mailto:krista.mcewen@gmail.com)

## PLANNING & DEVELOPMENT NEWS

A number of major items on planning and development continue to be discussed at City committee and Council meetings. The marathon Combined Meeting of Council on November 2, 2020 was of significance. For your information we are including a summary of important items from the Federation of Calgary Communities. Citizens are welcome to send letters and/or present at committee and council meetings, which are currently being held virtually. You can watch meetings live or access the video and minutes after the meetings (usually after about 3 business days).

**The November 2 Council meeting minutes are available through the City of Calgary's website by searching "Council and Committee Agendas, Minutes and Video" on Calgary.ca**

### **1. Municipal Development Plan & Calgary Transportation Plan – Proposed Plans**

The Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP), Calgary's long-range land use and transportation plans, have recently undergone revisions. Council approved the proposed documents and gave them the first reading. They will now go to the Calgary Metropolitan Region Board for review, then will return to Council for a second and third reading. You can view the presentation under item 8.2.1 in the minutes.

### **2. Neighbourhood Speed Limit Review**

City Administration presented recommendations to Council on changing the unposted speed limit from 50 km/h to 40 km/h within the city limits. Council voted to refer the decision to the February 1, 2021 Strategic Meeting of Council. At this meeting, Council will either decide on lowering speed limits, or if this decision will go to a plebiscite on the 2021 Municipal Election ballot. You can view the report under item 8.2.2 in the minutes.

### **3. Residential Parking Program Review**

Changes have been proposed to the residential parking program; some of the proposed changes include implementing a fee for some users, increasing the fee for permits, and changes to visitor parking permits. Council voted for Administration to do further work on this project, and to come back in Q1 2021. You can view the report under item 11.4.3 in the minutes. [See also a separate article in this UHCA newsletter.]

### **4. Changes to Parking for Businesses**

Administration proposed the removal of minimum parking requirements for businesses from the Land Use Bylaw. This is to help businesses as they recover from the economic downturn and support Calgary's climate goals. Council approved these changes to the Land Use Bylaw. You can view the report under item 8.2.3 in the minutes. Link to the City of Calgary Planning & Development November 2020 newsletter:

<https://us5.campaign-archive.com/?u=717a7bc01b3dda74bd2c04b44&id=f07f57838f>

## **The Future of 16<sup>th</sup> Avenue N.W.**

The Fall/Winter 2020 – Explore Phase Engagement ended on November 22, 2020. The results from this survey are currently scheduled to be reported in Winter/Spring 2021 – Reveal Phase Engagement. This project encompasses the 16<sup>th</sup> Avenue Corridor Study and Main Street Master plan for the area between Sarcee Trail and Crowchild Trail which is divided into three segments: east (affects the southern border of University Heights between Shaganappi and Crowchild Trail), Main Street (encompassing the business area in Montgomery) and west (Shouldice Park area to Sarcee Trail). The City of Calgary is considering a variety of options intended to manage short-term (1-5 years), medium-term (5 - 20 years) and long-term (20+ years) plans to manage pedestrian safety, future high-occupancy vehicle and transit uses, and traffic projections. This includes whether or not to widen 16<sup>th</sup> Avenue to three lanes in each direction between Sarcee Trail and 29<sup>th</sup> Street, signalize intersections in the Montgomery area, and widen or add new pathway connections throughout the study area. In recent discussions with the city, the UHCA has been assured in future planning, the existing sound barrier on the south side of the community will remain in place, and that existing plans for the Shaganappi Trail and Bowness Road interchanges remain unchanged.

**See further information at:** <https://engage.calgary.ca/futureof16AvenueNW>

## TRAFFIC & OTHER NEWS

### PROPOSED CHANGES TO THE RESIDENTIAL PARKING PERMIT (RPP) PROGRAM

The City of Calgary is currently investigating changes to the Residential Parking Permit (RPP) program. This could potentially affect University Heights residents who currently make use of resident and/or visitor parking passes. The RPP review was presented at the Standing Policy Committee (SPC) on Transportation and Transit (T&T) on October 21, 2020. At the November 2<sup>nd</sup> Combined Meeting of Council it was referred back to Administration for further consultation with Members of Council and stakeholders, to return to the SPC on Transportation and Transit no later than Q1 2021. If this item is passed by Council, it is unknown when any changes will come to University Heights. In 2021, affected residents would be contacted regarding the changes and “options” under the new system. The proposed fees would be implemented in 2022. A summary of the report can be found at the link below. In general, University Heights has been advised that we will see little change, given our proximity to the Foothills Medical Centre and University of Calgary. However, residents currently using parking permits to park on street or in alleyways within the community can expect an increase in costs for parking permits. There will also be an added cost to purchase visitor permits. For example, under the proposed fee system the cost for 2 resident vehicles plus 2 visitor permits would be \$200 per year. The intent of the new fees is to achieve revenue neutrality for the residential parking program, encourage garage and driveway use, and free up on-street parking in communities where businesses rely on street parking.

The full City of Calgary report may be found here:

<https://pub-calgary.escribemeetings.com/filestream.ashx?DocumentId=142529>

and a summary of the report is in the chart below.

Further documentation included in agendas, minutes and videos for the SPC on T&T and the Combined Council meeting can be accessed at the following link:

<https://www.calgary.ca/ca/city-clerks/legislative-services/agenda-minutes.html>

Further questions may be sent through Councillor Druh Farrell’s office.

### Summary of Proposed Parking Policy Amendments

Old system policies and procedures	New system procedures and policies
Petition process used to create parking restrictions	Parking restrictions will <b>only</b> be implemented after collection of data on parking usage
Individuals can obtain two visitor, and two resident permits free, with unlimited additional resident permits at a cost of \$52.	You can <b>only</b> receive two visitor permits and three resident permits, based on a sliding scale pricing model from \$50-125 (all permits will have a cost associated with them)
Permits can be given to residents of high-density structures	No longer possible
Some religious institutions and schools can obtain small numbers of permits	No change
Interface area: This is an area where non-residents must pay for parking, while residents can park without having to pay when possessing a permit	More interface areas to be added, but guided by Calgary Parking Policies document. There may be changes in the high-density areas of University Heights, but it should be noted that no policy currently applies to this area, and that low-density areas of University Heights are <b>unaffected</b> .
Visitor permits required for parking in specific zones	No change to long-term visitor parking (requires a special permit today) Expansion of “hourly parking except by permit” (and subsequent removal of permit-only parking) to provide more visitor parking.

Notwithstanding of the above, in section 5.1.1, the city has indicated parking in residential areas is intended to be primarily for the use of community residents, visitors, and businesses serving them. Venues with high volumes of visitors (of which University Heights is surrounded by four), parking restrictions may be necessary to allow residents and their visitors’ reasonable access to their community. Communities like University Heights (those bordering the University of Calgary and Foothills Medical Centre) will keep their parking restrictions, though new fees will apply as indicated in the table above.

\*\*\*The summary above is intended to offer a cursory overview of the changes proposed under the Residential Parking Program Review (TT2020-0923) as they apply to University Heights. These changes may apply differently to other communities, and may affect specific uses (high-density, commercial, etc.) differently. \*\*\*



# WEST CAMPUS DENTAL

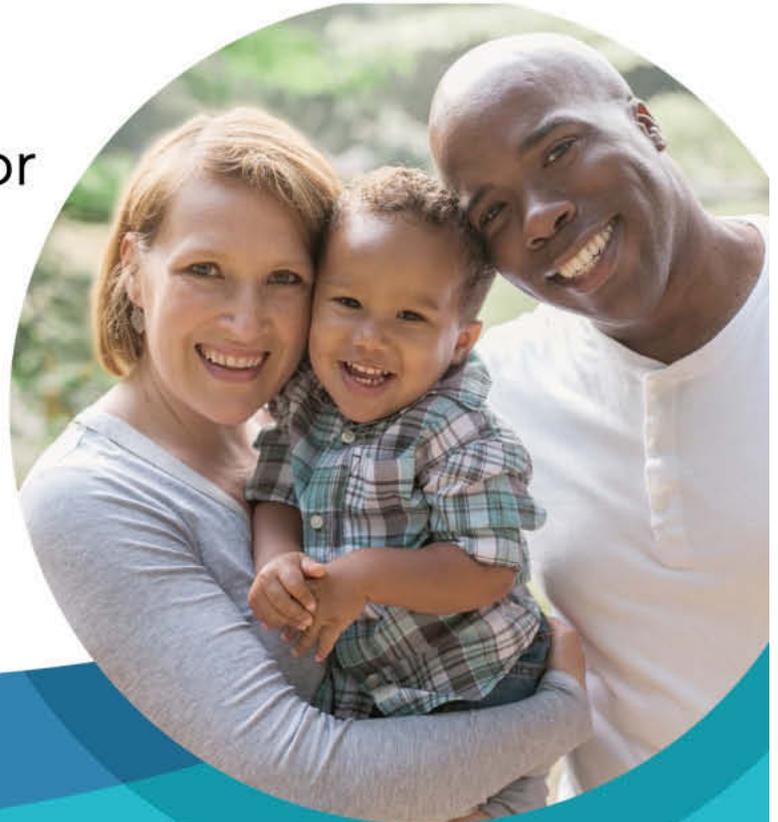
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[info@westcampusdental.ca](mailto:info@westcampusdental.ca)

## TRAFFIC & OTHER NEWS (cont'd)

### Parking violations in restricted zones in University Heights

Since the summer our community has encountered problems with construction workers parking illegally in various Permit Only and restricted parking zones in UH. Staff and officers from the Calgary Parking Authority have been assisting us with increased enforcement such that we now have an officer regularly assigned to University Heights and the situation is currently much improved. A sincere thanks to Andy Weldon for his time and efforts on this issue. UHCA also worked with members of the South Shaganappi Area Strategic Planning Group to help resolve the problems. Construction workers can park at McMahon Stadium for as low as \$11/day.

We expect people to respect our parking restrictions which have been put in place to allow residents, their guests and service/delivery/maintenance vehicles to safely access our community. Furthermore, illegal parking in certain restricted areas caused difficulty for City waste services pickups, interfered with the parent drop-off zone for the school, and obstructed the fire hydrant at University School. The CPS has been enforcing traffic violations around the schools. We will continue to monitor this situation.

### Homeless camping

Recently, there were issues with homeless camping on our school reserve land near the sound barrier wall including drug paraphernalia being found on the playground. The City cleaned up the affected areas and social services was engaged to assist those involved. Residents are urged to contact 311 with any concerns regarding encampments. This is important for resolution as well as tracking of incidents. Further information can be obtained at [Encampments \(calgary.ca\)](https://www.calgary.ca/encampments) including the following:

If you encounter an encampment:

- Call 311 to report it.
- Do not enter the camp.
- If you believe someone's safety is in jeopardy, or if you see a violent or criminal situation occurring, call 9-1-1.

If you see items that you suspect are stolen, call CPS Non-Emergency Line 403-266-1234.

### REGISTER YOUR BIKES ON BIKE INDEX

Bicycle thefts continue to be a problem throughout Calgary. The Calgary Police Service recommends that you register your serial number and bike description to aide in returning your bike if it is stolen.

<https://www.calgary.ca/cps/public-services/bike-index.html>



Bike Index is a free, voluntary, universal bike registration database used by individual bike owners, bike shops and police services. If a registered bike is stolen, an owner can login and make note that their bike is missing.  
[www.calgary.ca](http://www.calgary.ca)

### CLASSIFIED ADS

#### Isabelle Nagy Interior Design & Consulting Inc.

Your Neighbourhood Interior Designer



Contact Isabelle Ayasse at: (403) 805-4599

**Laura Siwec, Registered Psychologist** for 39 years treating adults experiencing anxiety, depression, PTSD, trauma, personality disorders, utilizing psychotherapy, hypnosis and other approaches. New practice is now open at Sapient Psychological Services in Medical Professional Building in Varsity. Evening and weekend appointments available.

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Cell: 403-461-7078

## From the Office of City of Calgary Counsellor, Druh Farrell

### Do you love winter, or dread it? From a child’s perspective, winter is magical.

It’s a time of year where you bundle up in a toque, scarf, and warm coat to venture outside for a day of tobogganing, skating, skiing, or a walk among the beautiful, snow-covered trees. In the evenings, you sit around a fire sipping on a warm beverage. With the right mindset, winter becomes a special time to embrace the simple joys in life.



We learned to embrace the outdoors during this pandemic. We sat on patios, went for walks, and enjoyed our own backyards. The City responded to COVID quickly and made changes to public spaces to allow for pop-up patios, and shared space on roads to stroll or bike.

I know that people are worried about the winter ahead. Now is the time for us to change our conversation around winter and find cheap and cheerful ways to gather outside safely and experience the small things that bring us light and joy. After all, Calgary is a winter city.



Cities like New York and Quebec City “get” winter! People in these cities take every opportunity to be outside. They know that outdoor dining is still possible with heated lamps, and BYOB (Bring Your Own Blanket). Winter markets light up communities and support small businesses. Public parks host cross country skiing and other winter activities.

While many Calgarians are planning their own winter backyard space, we’re looking at fun opportunities for those who live in multifamily dwellings. Stay tuned for more details over the next weeks. Please remember to clean your sidewalks to help us all enjoy our neighbourhoods safely. There is nothing “normal” about this 2020 winter. If you haven’t loved winter in years past, there is an opportunity to try something new this year.

To sign up for updates on key community issues, visit [www.DruhFarrell.ca](http://www.DruhFarrell.ca) or [www.facebook.com/DruhFarrellCalgary](https://www.facebook.com/DruhFarrellCalgary).

9				1	5	
8		9		2		
	2					
		1				
	9	5	6	2		
			5	8	4	
	1			4	6	7
						8
2		3	1			

Sudoku - Hard

**LOOKING FOR STUDENTS WITH A PASSION FOR WRITING?**

We are currently looking for Contributors like you!

Email a writing sample to: [newsletter@uhccalgary.org](mailto:newsletter@uhccalgary.org)

			1			6		
	5		3			9	1	
						2	4	5
		3			6		1	
		9	7		5			
		5	2					
3	7	1		6				
	4			7		8		6
6							2	

Sudoku - Easy

# MEMBERSHIP - UNIVERSITY HEIGHTS COMMUNITY ASSOCIATION

We encourage you to purchase a UHCA membership. The nominal fees we collect allow UHCA to provide services that benefit the community as a whole, such as community BBQs and assisting the soccer program. Memberships also allow us to maintain our webpage and distribute newsletters that we use to enhance communication about the community.

**Voting membership** eligible: an individual of Alberta legal voting age ordinarily resident within University Heights who provides required registration information and pays the annual fee.

**Non-Voting membership** eligible: an individual of Alberta legal voting age who provides required registration information and pays the annual fee.

Additional bylaw membership details are available on our website.

You may join by completing a membership form and paying online through PayPal, or by delivering a cheque to the following address:

University Heights Community Association, Membership  
Foothills Mennonite Church  
2115 Urbana Rd NW  
Calgary, AB  
T2N 4B9

Annual Fee: \$20

Registration and payment (PayPal or cheque, payable to "University Heights Community Association") can be done in several ways:

- 1) Online at [www.uhcacalgary.org](http://www.uhcacalgary.org)
- 2) Mailing or Dropping off this form to UHCA c/o Foothills Mennonite Church, 2115 Urbana Rd NW, Calgary, AB T2N 4B9
- 3) In Person at Community Events

\$20 / one year    \$40 / two years    \$60 / three years

Special thanks for the Foothills Mennonite Church for volunteering as a drop off location.

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## UHCA Membership Application Form

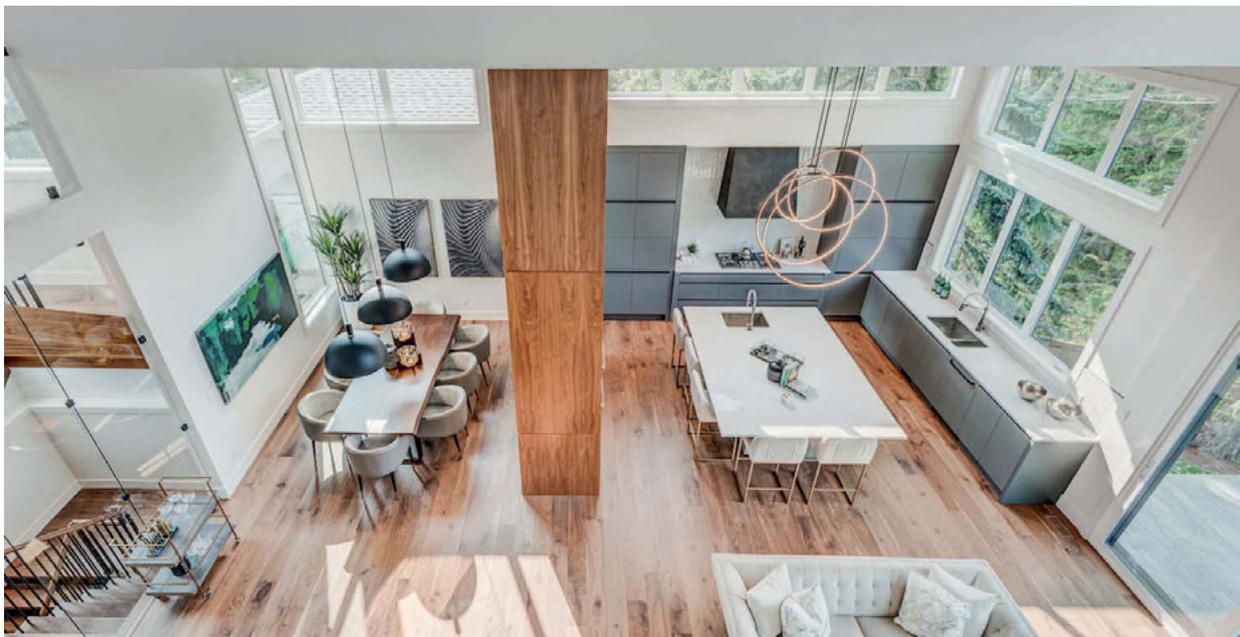
Date of Application:	New/Renewal (circle one)
Name (Primary Contact):	
Name (Secondary Contact, if desired):	
Home Phone:	
Address:	
City:	Postal Code:
Email:	
Would you like to receive news of UHCA Community Events via email?	Yes / No
Type of membership (circle one): 1 Yr. (\$20/household)    2 Yr. (\$40/household)    3 Yr. (\$60/household)	
Do you live in University Heights?	Yes/No                      If yes, since: (year & month)

# Calgary's Real Estate

# What's Happening



**T**he move-up buyers and first time homebuyers have been driving demand in the Calgary's real estate market, which we expect to continue well into 2021. The most popular property type among buyers are single detached homes, contributing to a year over year increase of 26% in sales activity. While many homebuyers were initially hesitant to buy, many have decided to purchase due to low interest rates and the desire to upscale to a more desirable and functional home.



*Our recent sales history for University Heights & surrounding neighbourhoods.*



Contact Us For All Your Real Estate Inquiries. We Are Here To Help You.

**403.283.4700**

[home@joelsemmens.com](mailto:home@joelsemmens.com)

[joelsemmens.com](http://joelsemmens.com)

