

APRIL 2023

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THE OFFICIAL LEGACY COMMUNITY NEWSLETTER



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		Properties		Median Price	
		Listed	Sold	Listed	Sold
February	23	29	24	\$537,650	\$520,000
January	23	10	14	\$522,450	\$505,500
December	22	12	11	\$495,000	\$502,000
November	22	18	21	\$360,500	\$360,500
October	22	24	25	\$510,000	\$500,000
September	22	25	26	\$519,900	\$512,000
August	22	33	23	\$489,900	\$475,000
July	22	28	29	\$424,900	\$421,700
June	22	43	39	\$275,000	\$270,000
May	22	36	28	\$404,500	\$400,000
April	22	49	46	\$454,500	\$471,500
March	22	56	42	\$462,450	\$503,000

To view more detailed information that comprise the above
MLS averages please visit lega.mycalgary.com

Calgary Legacy Community Association (CLCA)

For an updated list, visit www.calgarylegacy.ca.

Board of Directors

Frazer Van Roekel	Frazer.Vanroekel@calgarylegacy.ca	Acting President, VP
Ryan Wilson	Ryan.Wilson@calgarylegacy.ca	Acting VP, Director of Communications
Elaine Shaneyfelt	Elaine.Shaneyfelt@calgarylegacy.ca	Secretary, Director of Volunteers
Jose Alvarado	Jose.Alvarado@calgary.legacy.ca	Treasurer
Samantha Wilson	Samantha.Wilson@calgarylegacy.ca	Director of Events
Angela Bliss	Angela.Bliss@calgarylegacy.ca	Director of Memberships
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Breanne Van Leeuwen	Breanne.Vanleeuwen@calgarylegacy.ca	Advisor of Communication
Obinna Chimaraoke	Obinna.Chimaraoke@calgarylegacy.ca	Advisor of Volunteerism
Vacant	This could be you!	Advisor of Memberships

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News, Events, & More



Crime Statistics



Real Estate Statistics



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Our CLCA Small/Home Business Directory
is now available at
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Markets of Legacy



If you love to support local, check out our "Markets of Legacy" group on Facebook! Here, we feature makers, reps, and services from right here in Legacy and nearby communities. Be sure to follow the group, peruse vendor albums at your leisure, and watch for our regular giveaways! Find the group by searching "Markets of Legacy" on Facebook and ask to join today.

GAMES & PUZZLES

Trivia: Calgary Edition

1. What year did the Calgary Flames win the Stanley Cup?
2. What was Calgary's original name?
3. What iconic indie pop duo hails from Calgary?
4. In 1969, what cocktail did Walter Chell invent in Calgary?
5. Who was Canada's flag bearer at Calgary's 1988 Winter Olympics?



**SCAN THE QR CODE
FOR THE ANSWERS!**



Legacy Community Garden

Did you know that there is a community garden in Legacy?

Legacy's community garden was built to enhance the community and provide enjoyment for every resident. Donated by WestCreek Developments and maintained by the Legacy Residents Association, this space has been developed with the goal of increasing biodiversity, beautification, and community involvement.

The garden has a mixture of 3x8 and 3x4 plots and is available to all residents in Legacy on a first come first serve basis. The garden beds cost \$35 per year and \$17.50 per year respectively. This fee covers general upkeep and maintenance of the garden.

Are you interested in joining the garden or would you like to learn more about it?

If you are interested in joining the community garden for the 2023 season, or just want to learn more about what you can plant or what the rules are, please visit the Legacy Residents Association website at www.legacyresidents.ca/garden.

You can also send an email to the Legacy Residents Association at info@legacyresidents.ca.

We hope to see you in the garden.



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First name: _____ Age: _____

Legacy Legend Feature: Pat McGuigan

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How long have you lived in Legacy?

My husband, Peter, and I moved into our home in Legacy in September 2014.

Why did you choose Legacy over other communities?

After the 2013 flood in High River, we needed to move. Legacy became our choice

for many reasons. We were very impressed with the thoughtful planning that went into Legacy - parks, walking paths, variety of home styles, future shopping areas, and easy highway access.

What is your favourite thing about Legacy?

Many favourite things! We like seeing people enjoying living in Legacy - out walking, kids playing in the parks, and all the amenities that were promised are now in. Our favourite activity is walking on the pathways. It is an excellent reminder of how important green spaces are for everyone's physical and mental health. Legacy's development plan was definitely based on creating a healthy community.

Why do you volunteer? What would you say to others considering volunteering in the community?

Volunteering makes for a better community. When you think of volunteering, choose something that you are interested in and enjoy, there's probably an opportunity that would be a good fit. My volunteer activity is checking the Little Libraries for a couple months of the year. I am a retired elementary teacher and am interested in the educational, cultural, and social development of children. The books and games available in the Little Libraries can support reading, math, and social skills.

To nominate a deserving member of the community for next month, please email info@calgarylegacy.ca with their name, contact information, and reasons why they should be considered a Legacy Legend! Winner receives a \$25 gift card to a local business courtesy of Trimlight Calgary.

Sell First or Buy First

by Max Malychev

There is a standard rule throughout the real estate industry that says you should sell first, and for good reason. Here's a scenario: You find a home that you would like to purchase, and you write the contract subject to selling your home in the next 30 days. The seller doesn't like accepting this special clause in the offer but agrees to it if you pay \$5,000 more. For the peace of mind of not being stuck with two homes, you agree. Now you are selling; however, you are two weeks into the listing and starting to get nervous. Finally, a low-ball offer comes in and you negotiate the price, but settle for less than you wanted because you really want the other house, and have to sell your current home to pay for it (you are very motivated). On both sides of the transaction, you may have lost a total of \$15,000 because of your motivation (\$5,000 on the buying end and \$10,000 on the selling end).

If you sell your home first, you will always be in a power position, as you don't have to sell (less motivated). This way you can wait as long as you need for an offer to come in that is acceptable to you. In addition, when you decide to buy, you can write an offer with fewer conditions, and have the ability to match possession dates for your convenience.

Money Making Tip: In normal market places, selling first will give you the negotiating edge to save thousands.

If you are looking for an uncommon home or if the market is very low on listings, you may want to consider buying first. Give yourself enough time on the possession date to sell your home without too much pressure. In addition, speak with your bank about bridge-financing, in case you need to temporarily carry two mortgages.

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Max Malychev



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