

FEBRUARY 2023

DELIVERED MONTHLY TO 3,545 HOUSEHOLDS

our LEGACY



THE OFFICIAL LEGACY COMMUNITY NEWSLETTER



**SOUTH CALGARY
DENTAL & ORTHODONTICS**

**FREE TEETH WHITENING OR
ELECTRIC TOOTHBRUSH**

WITH COMPLETE EXAM, X-RAY, AND CLEANING

(587) 352-3100

SouthCalgaryDental.ca



5250, 47 Legacy View SE, Calgary, AB

General services provided by Dr. N. Headley and Dr. A. Sharma



Please allow us to
introduce ourselves! We are
RAINBOW ELDERS CALGARY
A support group for 2SLGBTQ+ seniors



Rainbow Elders Calgary is a volunteer-run organization determined to make a significant difference in the lives of 2SLGBTQ+ seniors. We work to provide support and address issues such as social isolation, housing, and loneliness. We believe that we have a responsibility to connect with and be role models for our vulnerable 2SLGBTQ+ youth.

We invite you to get to know us as we make major differences in the lives of both young and older members of our queer community.

To discover more, please contact us!

email: rainbowelderscalgary@gmail.com
www.rainbowelderscalgary.ca

Friendships, Social Events, Picnics, Role Models, Companionship, Coffee & Cookies, Movie Nights, Connecting with Youth, Making a Difference, Being Proud, & Celebrations



**SAVE A
BUNCH
OF CASH**

Expert advice
Excellent rates
Many options
Better mortgages



ANITA 403-771-8771
anita@anitamortgage.ca

Licensed by Avenue Financial

got digital?

ACQUIRE AND RETAIN NEW CUSTOMERS.

Your Ad Geofenced Precisely in Your Target Market
on our Carefully Selected Network of Premium Sites.

Call 403-720-0762 | sales@greatnewsmedia.ca



Scan for an
advertising
quote



GREAT NEWS MEDIA
LEADERS IN COMMUNITY FOCUSED MARKETING

OFFICIAL

PLUMBING & HEATING

Plumbing Services
Furnace Install & Repair
Drain Cleaning
Boiler Install & Repair
Electrical

\$50

Service Call Fee



403-837-4023

info@officialplumbingheating.ca
official-plumbing-heating.ca

READY FOR A CHANGE?

Consider a
rewarding career
as an educator.

Register for
St. Mary's University's
Bachelor of Education
after-degree* today!

*Completion of a Bachelor's degree
required for after-degree programs

stmu.ca/BeD

ST MARY'S
UNIVERSITY



Jackson
& Jackson
Landscaping

CUSTOMER SATISFACTION GUARANTEED

**WE SPECIALIZE IN ALL FORMS OF
CONSTRUCTION & LANDSCAPE**
INCLUDING SMALLER IN-HOME PROJECTS



Services

Residential Landscaping
Landscape Construction
Year-Round Maintenance
Spring and Fall Cleanup
Commercial and Condo
Property Management
Snow and Ice Removal

Contact Us

Address
20 Sunvale Place SE
Calgary, AB T2X 2R8

Call us now
(403) 256-9282

Email us
info@jacksonjackson.ca
contact@jacksonjackson.ca



www.jacksonjackson.ca

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, Dir. Communications
Elaine Shaneyfelt	elaine.shaneyfelt@calgarylegacy.ca	Secretary, Dir. 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
Vanessa Rodrigues	vanessa.rodrigues@calgarylegacy.ca	Director at Large
Christy Whyte	christy.whyte@calgarylegacy.ca	Director at Large
Sarah Peck	sarah.peck@calgarylegacy.ca	Director of Strategy
Vacant	This Could Be You!	Director of Fundraising
Evan Hendricks	evan.hendricks@calgarylegacy.ca	Advisor of Development
Max Malychev	max.malychev@calgarylegacy.ca	Advisor of Events
Vacant	This Could Be You!	Advisor of Communication
Vacant	This Could Be You!	Advisor of Fundraising

SCAN HERE



**To View Additional
Legacy Content**

INCLUDING

- **News and Events**
 - **Real Estate Statistics**
 - **Crime Statistics**
- and more...

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.

CLCA SMALL BUSINESS DIRECTORY

Our CLCA Small/Home Business Directory
is now available at
www.calgarylegacy.ca.

The purpose of this directory is to provide you with local consumer options. Looking for storefront business partners in the community? Check out the Partners and Promotions page for member exclusive discounts.

Legacy Legend Feature

Proudly sponsored by Trimlight Calgary

by Alexandra Velosa

How long have you lived in Legacy?

We started calling Legacy "home" in 2015.

Why did you choose Legacy over other communities?

Legacy offered us everything we wanted: pathways, green spaces, and beautiful common areas. The first time we visited Legacy we came across several families walking around and they all greeted us, were very friendly, and made us feel welcome. We immediately knew this was the right place for us.

What is your favourite thing about living here?

The sense of community and knowing that everyone is there for each other. I have experienced that over and over and I am super proud to be a Legacian!

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

It is the most rewarding feeling! Volunteering in Legacy is the best way to build our community together. You will not just meet amazing people and forever friends, but you will also feel incredible to be part of the most caring Calgary community!

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 courtesy of Trimlight Calgary to a Legacy business of their choosing.



Photo by Alexandra Velosa

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.

Tessa and Scott

Tessa Virtue and Scott Moir made history in February 2010 at the Vancouver Winter Olympics when they became the first North Americans and youngest skaters to win gold in ice dance. Holding five Olympic medals, this beloved Canadian pair is the most decorated in Olympic figure skating history. What a legacy!



How to Improve the Value of your Home

by Max Malychev, Legacy Realtor

The question I probably get asked the most when looking through my clients' homes is "What improvements can I do that will increase the value of my property?"

So here are some insights into the home improvement game and its components. I've also provided some guidance into where you should focus your time and energy.

Market Value

The market value of your home is the price you can expect to receive from a buyer for your home. This is based off of the location, motivation, market conditions, and of course, the features and improvements of your home. When making any major upgrades to your home, it is best to be sure that you will see a decent increase in the market value when it comes time to sell.

What is your time and effort worth? Too many times I meet people who are eager to do the work, but don't consider the buyer's perspective. Some people may pay more for a finished, insulated garage, while it just doesn't matter to others. In addition, if you spend \$50,000 on landscaping, it is unlikely that a buyer will also feel it is worth that amount of money (perceived value).

Consult a professional to determine if the improvements you choose will be worth your money and will give you a return. Make sure this number is worth your time. If the improvement is an emotional decision, and simply to increase your enjoyment of your home, then don't let anyone tell you differently.

Main Improvements

Flooring: Upgrading from carpet and lino to hardwood and tile makes an enormous difference. Go for look, rather than price, as most buyers cannot tell the difference between premium hardwood and mid-grade.

Kitchens: This is usually the focal point of the house. Open concepts and modern colors are the key. Consider refinishing existing cabinets and just replacing the countertop to save money.

Bathrooms: The upgrades are similar to the kitchen here. Freeing up room in the bathroom makes a big difference. Pedestal sinks can work well for this. Modern looking tile goes a long way as well.

Paint: Interior and exterior. Use neutral or modern colours, and unless you are a pro, avoid creative patterns.

Floor Plan Alteration: People like to entertain and see their guests. When you enter an open concept home, it also feels much larger. Furthermore, three small bedrooms may work better as one large master and a spare.

Professional Basement Development: Builders, contractors, or professionals only, please. Poor workmanship will be adjusted for at the time of sale. You can do some work yourself, but leave the finishing to the pros.



**mybabysitterlist**

Calling All BABYSITTERS
Enroll free at mybabysitter.ca and choose the Calgary communities you would like to babysit in.

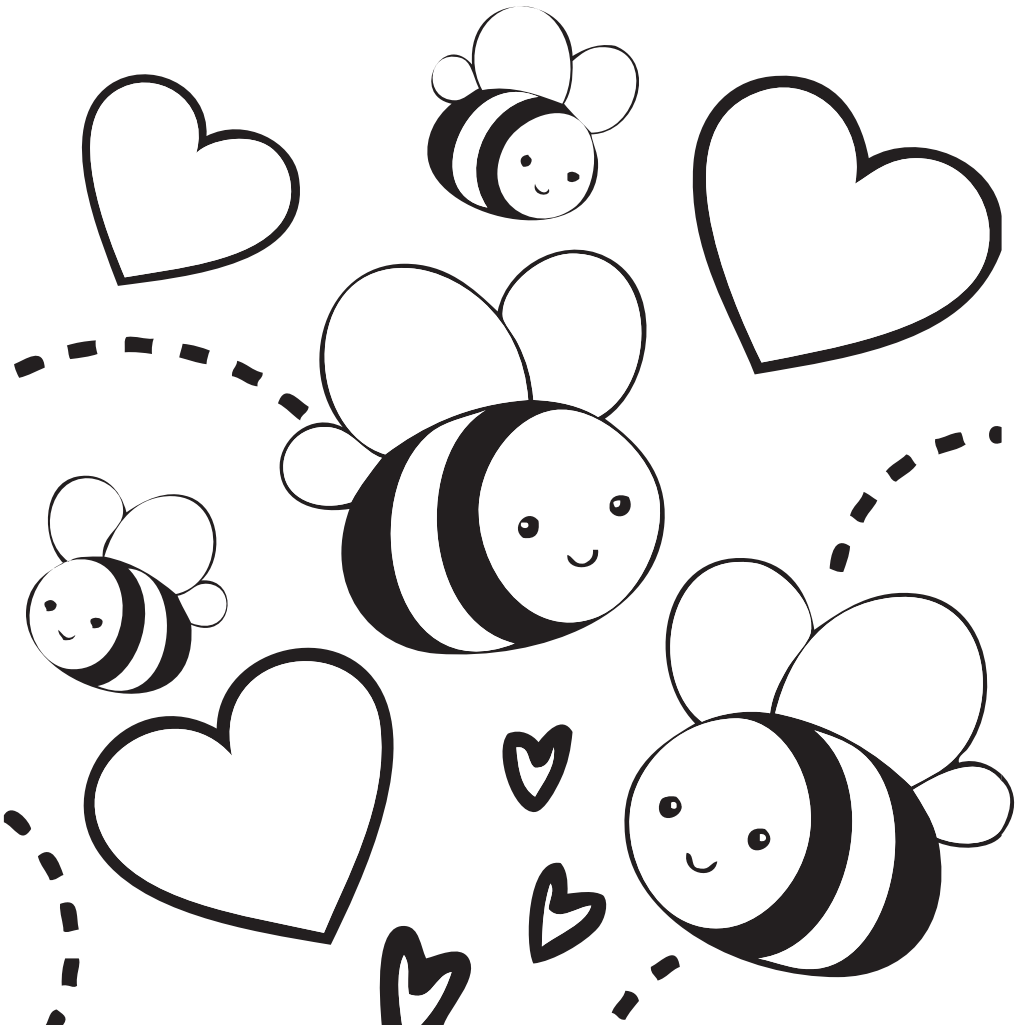
Calling All PARENTS
Visit mybabysitter.ca and find available babysitters in and around your community.

Colouring Contest!

Sponsored by Christie Crawford, Legacy Realtor.

Submit your entry to info@calgarylegacy.ca with "Colouring Contest" as the email subject by February 24 to be entered in a random draw for a \$10 gift card! Good Luck!

BEE MINE, VALENTINE!



First name: _____ Age: _____



Winter Family Skate

Saturday February 18th, 2023

11:00am - 1:00pm

47 Legacy View SE - Legacy
Skating Rink



WWW.CALGARYLEGACY.CA

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.

LEGACY MORTGAGE BROKER: SAVE A BUNCH OF CASH! As a Calgary mortgage broker, I have helped your neighbors navigate their purchase, refinance, and renewal options. If you are looking for expert mortgage advice, excellent rates, many options, and better financing, 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.

AFFORDABLE DENTAL CARE MINUTES FROM LEGACY! Cut through the noise. Message received loud and clear! We follow Blue Cross and all dental insurance fees. No surprises. No fluff, no frills! Direct billing; instant tax receipts, too! Independent establishment for over 33 years! Call today at 403-287-6453 or 403-272-7272, or visit CalgaryDentalCenters.com. Save money, smile, be happy!

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.

PROFESSIONAL TAX PREPARATION SERVICES: Affordable and accurate. Our services include employment income, students, seniors, foreign pension, self employed, business, rental, newcomers, and deceased/final return. Local senior tax specialist. Licensed E-filer. Open year round. Call or text Ella at 403-992-0419, or email ellasmobiletax@gmail.com.

GOUGH WELDING LTD: Over 18 years of experience welding and fabricating. Capable of completing residential jobs, light structural or steel, stainless and aluminum repair, and alterations. Pick up available for repair jobs. Can provide quotes in a timely manner. Please contact Michael at 403-479-3556 or goughwelding@hotmail.com.

WALDEN CHILD CARE: Part time/On call/Relief staff needed for your local neighbourhood day care. We will train you and place you in a course for Level 1 Early Childhood Education, at no cost to you. Opportunities for advancement if you continue your levels. Apply today! Call Andrea at 587-353-7529.

STICKS AND STONES SKI AND BOARD TUNING SHOP: Base cleaning, iron wax, edge sharpening and Ptex base repair services. Pick up and delivery service available. Local business located in Chaparral. Please email sticksandstoneskishop@shaw.ca or call 587-437-9328 for pricing.

Mardi Gras

On February 24, 1857, New Orleans held its first Mardi Gras parade. Interestingly, attendees wore masks to conceal their identities and in so doing, they were able to escape society's rigid class constraints. Masks gave them the freedom to act however they wanted, with whomever. To this day, masks and parades remain sacred Mardi Gras traditions!





Greetings Ward 14!

I hope the new year is treating you well. While we are still in the grip of winter, I always like to remind myself that the days are getting longer, and with that the sun gradually thaws this beautiful place. In my February column, I will remind you of some important property assessment items. I will also talk about how to subscribe to all planning related activities in Calgary, about the City's digital map gallery, and about staying safe around storm ponds.

Feel free to contact me any time, and don't forget to visit calgary.ca/ward14newsletter for the full version of this column. The best way to contact me is by visiting calgary.ca/contactward14 or calling 403-268-1653.



LIVING DINOSAURS



Crocodiles have been roaming the earth for over 150 million years, which basically makes them living dinosaurs. One thing that has helped them to survive is their incredible bite force – the strongest in the entire animal kingdom! Amazingly, saltwater crocodiles have a bite force of 3,700 pounds per square inch, which is the strongest bite ever recorded!



February has arrived and like many of you I am hoping no shadows are seen this Groundhog Day and we can move on from this frigid winter!

This past month I was fortunate to be back home in Calgary Midnapore gathering with family, friends, and constituents.

On February 9, the Federal Electoral Boundaries Commission for Alberta will be tabling their revised proposal for Alberta's electoral boundaries in the House of Commons. I am hopeful that the Commission will have listened to the feedback of Albertans and many here in Calgary Midnapore who presented and wrote to the Commission with their concerns and objections.

The House of Commons has now resumed sitting. With parliamentarians busy preparing for the upcoming budget, which is expected to be tabled in March. In my role as the Conservative Shadow Minister for Treasury Board, I will be meeting with stakeholders from across the country to hear directly from them on how the federal government can assist Canadians. I will also be reviewing all budget estimates on the Standing Committee on Government Operations and Estimates (OGGO) on behalf of the Official Opposition. As always, my Conservative colleagues and I will be pressuring the government to spend your tax dollars both responsibly and reasonably. This includes ending the tax hikes and ensuring that every dollar spent is matched by a dollar in government revenue.

With Family Day on the horizon, I hope all families here in Calgary Midnapore have an exciting and relaxing day with their loved ones.

For a more in-depth update about my ongoing work in Ottawa on your behalf, please sign up for my monthly e-newsletter and follow along on my social media platforms. All information can be found online at StephanieKusieMP.ca.

Sincerely,

Stephanie Kusie



LEN T WONG + ASSOCIATES



LEGACY COMMUNITY REAL ESTATE ACTIVITY

YOUR HOME SOLD GUARANTEED!*

Call to find out more about our
Innovative Consumer Programs

Virtual Tours

Guaranteed Sale Program*

Trade Up Program*

Blanket Home Warranty Program*

Accepting Crypto Currency

Call us to help you navigate through
the changing real estate world

Call or Text 403-606-8888

Email len@lentwong.com

*Guarantee is being offered by Greater Property Group.
Terms and Conditions Apply.

		Properties		Median Price	
		Listed	Sold	Listed	Sold
December	22	14	11	\$495,000	\$502,000
November	22	18	21	\$360,500	\$360,500
October	22	26	25	\$510,000	\$500,000
September	22	25	27	\$514,900	\$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
February	22	35	33	\$509,900	\$540,000
January	22	23	20	\$414,950	\$425,000

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

SOUTH CALGARY DENTAL & ORTHODONTICS

General services provided by Dr. N. Headley and Dr. A. Sharma

WE ARE BELOW THE ALBERTA DENTAL FEE GUIDE




FREE TEETH WHITENING OR ELECTRIC TOOTHBRUSH

*** WITH COMPLETE EXAM,
X-RAY, AND CLEANING**

LOCATED AT THE BACK OF LEGACY

OPEN EVENINGS & SATURDAYS

 **(587) 352-3100**

 **5250 - 47 Legacy View SE,
Calgary, AB T2X 2C3
(Next to Fitness 1440)**

 **www.SouthCalgaryDental.ca**

