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Saturday, May 6, 2023
10:00 am to 1:00 pm

380 MIDPARK BLVD SE
All Saints Lutheran Church

LEGACY RESIDENTS ASSOCIATION NEWS

In order to keep our community beautiful and maintained to the highest degree, you will see our annual fee is due on May 1, 2023. Look for an email in your inbox from accounts@legacyresidents.ca or ingrid@legacyresidents.ca.

Residents without an email on record will receive their fee notice by mail. The mailed letter will be addressed to the 'Current Owner'.

How Can I Pay for my Fees?

Fees can be paid in two ways. Online or by cheque.

Online

To pay for your fees online, please visit www.legacyresidents.ca/Fees.

There is a small fee for online payment.

Cheque

You are welcome to mail a check to "Legacy Residents Association" at the following address:

Legacy Residents Association
210, 30 Glendee Circle, SE
Calgary, Alberta T2H 2Z7

If you don't think your email is on record, please email us at info@legacyresidents.ca and we will make sure to get you setup to receive a paperless version!



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Calgary Legacy Community Association (CLCA)

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

Board of Directors

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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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Christy Whyte	christy.whyte@calgarylegacy.ca	Director at Large
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Max Malychev	max.malychev@calgarylegacy.ca	Advisor of Events
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Vacant	This could be you!	Advisor of Fundraising

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News, Events, & More



Crime Statistics



Real Estate Statistics



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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: Gail Clark

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How long have you lived in Legacy?

I'm an original Legacy settler. I moved to Legacy back in February of 2014.

Why did you choose Legacy over other communities?

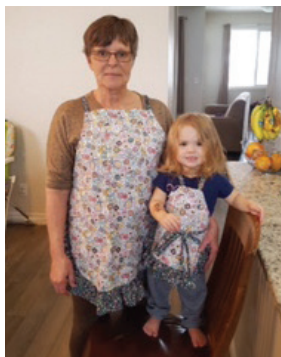
Legacy and most of the area across 210 were mostly fields. It was full of potential!

Why do you volunteer?

I volunteer because I like meeting the people of our community and learning about them and more about our community overall!

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

For anyone thinking of volunteering... do it! The people on the community board are fun to work with. We have an amazing, vibrant, and forward-thinking group of young people, working hard to make our community a special place!



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).

**mybabysitterlist**

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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.



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The Fatal Pricing Mistake

by Max Malychev, Real Estate Agent

Price is the most important factor to consider when selling. So, when pricing a home, should you list competitively, or should you speculate a bit and see if you will catch the "big fish"? Let's take a look at both options.

What would happen if the real estate market suddenly shifted in favor of sellers, and you priced your home off comparable properties in your area that were now outdated (pricing it too low)? Well... in this case, you would likely have an offer on your home within a couple days and within 98 to 100% of your list price. You may even get competing offers and receive more than the original asking price. Your sale is now done, and you can forget about it. You may have gotten \$5,000 to \$10,000 more in 30 to 60 days, but that is only a "may".

What if you decide to speculate a bit and you list for a modest \$20,000 to \$30,000 over the determined market value (assuming an average price of \$500,000 for the sake of scale)? Either the stars will align and the perfect person, who is looking for a house like yours, will completely ignore the rest of the homes on the market and decide to pay more for your property, out of pure bliss and emotion, or it will sit for a while. No one knows how long for sure, but you will likely consider a price reduction before 30 to 45 days. If the market is moving up, then your home may sell in a few months when the market catches it, but what if it doesn't...

When considering purchasing a home, buyers don't look at price alone. They always want to know how long a property has been on the market. If it has been sitting, and not selling, they want to know why, and automatically assume that something is wrong. Furthermore, when they first view a home and decide it is not for them (could be price, layout, etc.) even a price reduction rarely entices them to take a second look once they already feel that they don't like the home. Finally, if you are forced to reduce your price, this can be a slippery slope. After waiting for 30 days in a slower market, you will not be the only person who has reduced their price. You may now actually get less than you would have if it was originally priced lower, due to the stigma of your home being on the market for a long time and the market fluctuations. It is now 90 days or more since you first listed your home for sale. If you have already bought another home, this can be a very stressful experience (two mortgage payments to make).

In the example of pricing too low, you sold very quick, got on with your goals, and if the market went up, you hopefully bought another home to take advantage of the increase. But yes, you may have left a few thousand dollars on the table. If you priced your house too high, you had to price reduce, you may have extra carrying costs (two mortgages), your home now has a stigma since it hasn't sold, and if the market went up, you probably missed out on buying again to take advantage of the increase. In fact, if the market went down (in the first example you had already sold), then you will have to keep reducing until it becomes more appealing than the other homes in the community.

The key to pricing a home is to look at your goals and assess how soon you would like it to sell. If you would like to sell quickly, then price your home 1 to 2% below market value to cushion yourself from fluctuations, and to get on with your goals. At market value, you should expect to sell in the average selling time (depends on your market). But when you are overpriced, no one wins. It is like passing up a guaranteed cash payout in a lottery, to go for the big prize. You just might get it... but at what cost if you don't?

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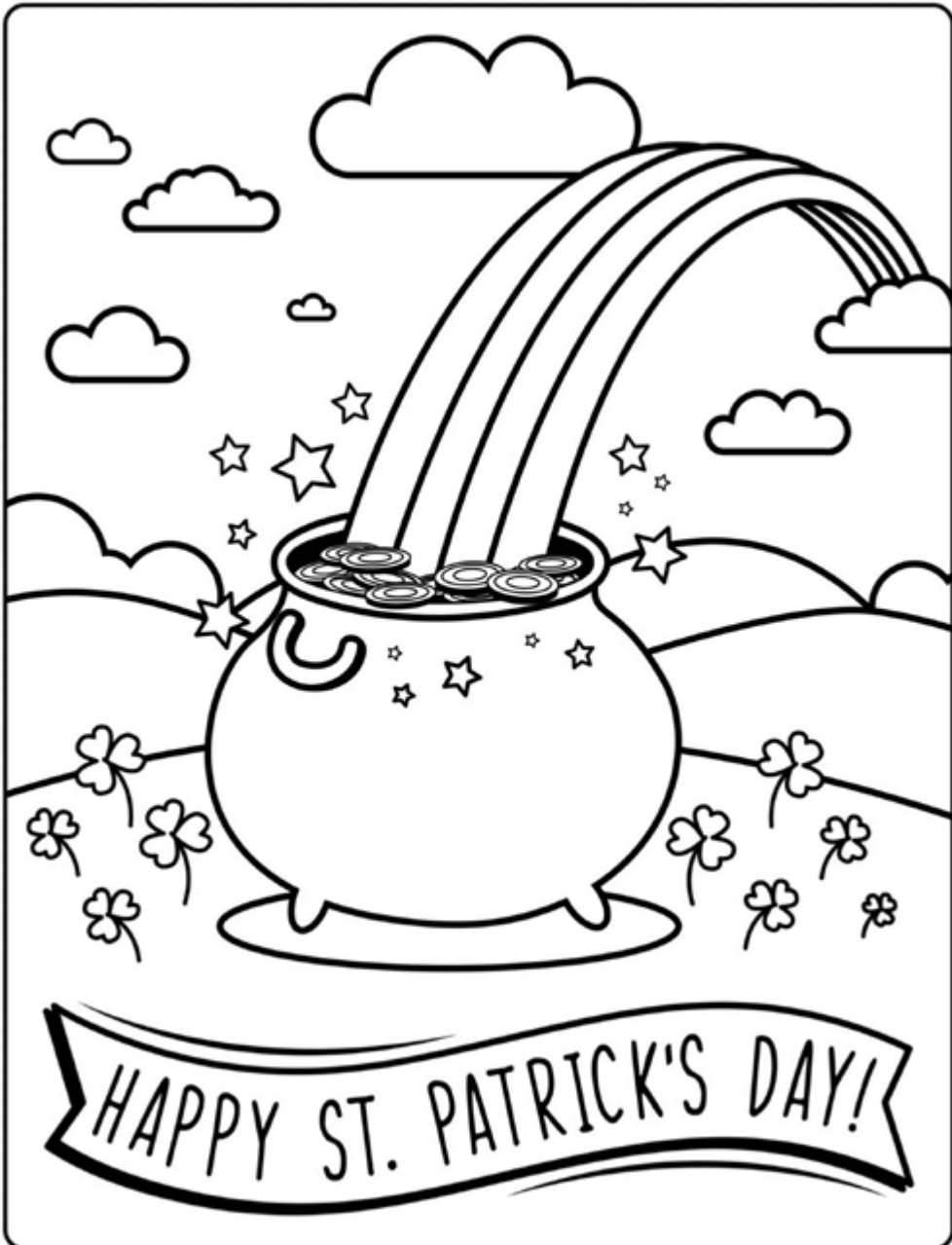
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Colouring Contest!

Sponsored by Christie Crawford, Legacy Realtor.

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



First name: _____ Age: _____



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November	22	18	21	\$360,500	\$360,500
October	22	24	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

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

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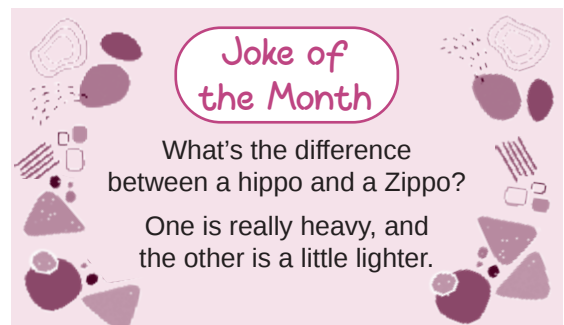
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Max Malychev



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