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Calgary Legacy Community Association (CLCA)

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

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Advisors of Development	Frazer.vanroekel@calgarylegacy.ca Evan.Hendricks@calgarylegacy.ca	Frazer Van Roekel Evan Hendricks
Advisor of Memberships	This could be you!	Vacant

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.

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.



Legacy Legend Feature: Nicky Taylor



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How long have you lived in Legacy?

We moved to Legacy in
2014 (a founding family).

What is your favourite part of living in Legacy?

We chose Legacy because
of the beautiful scenery,
the walking and biking
paths along the ridge,
the ponds, and the up-
and-coming commercial
development. Legacy
has some great parks our
kids really enjoy.

Why do you volunteer?

I volunteer in my community because I care about others and want to help and support them in any way I can. My husband and I organized one of the first Easter egg hunts here before we had a community association, and it was a great way to get to know all our neighbours. We believe coming together as a community is super important, whether it is someone in need or just making someone feel special, we love to be there for them. That is why I also started a few of the community Facebook groups and it has been a huge success. I love Legacy and we have the best community full of amazing people here! So blessed!

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

Volunteering in your community is important because it allows you to give back and make a positive impact on the lives of others. It also helps to build a sense of community and connection and can provide valuable opportunities for personal growth and development.

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.

Legacy Residents Association and
The Calgary Public Library Present:

STORYTIME IN THE PARK!

Join at the Park Gazebo
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The #1 Thing You Need to Know About Realtors

by Max Malychev, Legacy Real Estate Agent

When you work with a realtor in a transaction, they have certain legal duties (fiduciary duties) that they must fulfill. It's important to understand the concept of agency to avoid being misrepresented. In a standard agency relationship, one realtor represents you while another represents the other party. Your agent owes you duties such as full disclosure, loyalty, confidentiality, reasonable care and skill, obedience, and full accounting.

However, in a dual agency relationship where one agent represents both the seller and the buyer, conflicts of interest arise. It's difficult for a realtor to represent one party without compromising their loyalty to the other. Dual agency requires the consent of all parties involved, and the realtor becomes an impartial liaison, disclosing certain information while keeping other information confidential.

What many people don't realize is that an agency relationship can be created without signing any documents. For example, engaging in a conversation with a realtor at an open house or through a phone call can imply an agency relationship. However, in most cases, the realtor is working for the seller and not for you. While there is an implied agency relationship, the information you share may go directly to the seller unless you discuss agency relationship and confidentiality explicitly.

Education within the industry is improving, and realtors are required to explain agency relationships early on. However, this doesn't always happen in practice. It's crucial to know who is working for you and who is working for the other party. If a realtor offers to help you, make sure you understand your rights and the legal duties owed to you. By being informed and aware of agency relationships, you can better protect your interests and ensure a transparent and fair real estate transaction.

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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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**News, Events,
& More**



**Crime
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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 July 28 to be entered in a random draw for a \$10 gift card! Good luck!



First name: _____ Age: _____



Councillor, Ward 14
Peter Demong
 📞 403-268-1653
 ✉️ eaward14@calgary.ca
 🌐 www.calgary.ca/ward14



MP Calgary Midnapore
Stephanie Kusie
 204 – 279 Midpark Way SE
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 📞 403-225-3480 📠 403-255-3504
 ✉️ stephanie.kusie.c1@parl.gc.ca
 🌐 stephaniekusiemp.ca

Howdy Ward 14!

I do not know about you, but I am excited that for the second time in a couple of years we will be celebrating the Stampede in a ‘normal’ way. It is almost starting to feel like those breaks in our regular routine are in the past. July is going to be fun.

In the full version of my column, I will share whatever information I can about how you can enjoy the Stampede, including how it will affect Green Line construction. We now have a new(ish) Provincial Government, so I will outline who your Provincial representatives are and how you can reach them. Finally, I will share some City of Calgary tips for how you can manage a hot, dry summer.

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.

Happy Trails!

Councillor Peter Demong



The First Author

Texts have always had writers, but historically, they haven’t always named the authors. The world’s first known author was a woman named Enheduanna, a Mesopotamian high priestess, poet, and writer from 23 century BCE. Many creative and religious texts are attributed to her despite the male dominance in scribal tradition!

Yahoo! Happy Stampede, Calgary Midnapore,

Parliament is now in recess, and I am happy to be back in Calgary to engage with members of our community and celebrate the summer!

I hope all constituents had a happy and safe Canada Day and that you’ll be heading to the grounds to take in the Greatest Outdoor Show on Earth! Whether it’s trying out new and exciting midway food and rides, filling up on pancakes at countless Stampede breakfasts, or enjoying a night at the rodeo, Stampede is a time of year that brings our community together and I hope this will be a memorable Stampede for you.

I kicked off June with a visit to the Acadia Recreation Centre for this year’s Calgary Ukrainian Festival. It was great to celebrate the rich Ukrainian history that Alberta and Calgary Midnapore share and to see many members of the community.

My office held our annual Canada flag draw last month in preparation for Canada Day. Thank you to all who entered and congratulations to the lucky 50 winners! I hope you fly your flag high and proud! Entries were made by filling out the response card on my quarterly update to all households. Not only do these mailers provide an opportunity to update you on my work in Ottawa, they’re also an avenue for you to directly inform my team and I of the issues that matter most to you. I encourage all constituents to participate in future Householder updates.

To stay up to date on my ongoing work and to hear about my summer plans in the riding, including my annual Ice Cream Social, please sign up for my monthly e-newsletter at StephanieKusieMP.ca.

Sincerely,

Stephanie Kusie

MP Calgary Midnapore

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GAMES & PUZZLES

Guess That Song!



1. This Grammy award winning pop song is about being foolishly apologetic for constantly playing with new lovers' hearts. Oops!
2. This thrilling hit pop song is about a woman being stalked by a beast about to strike.
3. This 2014 electro-pop song is about meeting someone in the summer, falling in love in the fall as the leaves turned brown, and then being betrayed by lies.
4. This heartfelt alternative rock ballad is all about wanting to skip right to October because summer has come and passed.
5. This country song is about going out and having fun with no inhibitions, just feeling womanly and dancing with your girlfriends on a night out.
6. This gentle pop rock song is about being so in love with someone that they colour your world and make the stars shine for you.

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February	23	29	24	\$537,650	\$520,000
January	23	9	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

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

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