

JUNE 2024

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THE OFFICIAL LEGACY COMMUNITY NEWSLETTER



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stmu.ca

Calgary Legacy Community Association (CLCA)



Board of Directors

Our list of directors will be updated in July 2024 due to our AGM occurring in June. To contact the CLCA, please email us at info@calgarylegacy.ca.

To become a CLCA Member purchase your membership at [www.calgarylegacy.ca/membership/](http://www.calgarylegacy.ca/membership/*)

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.



SCAN HERE TO VIEW ADDITIONAL LEGACY CONTENT

News, Events, & More



Crime Statistics



Real Estate Statistics



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My Legacy Story: Ellen

It is important to share with you how fear and disappointment can lead to absolute joy.

I was born and raised in Nova Scotia, on the East Coast, and I never travelled far from home. However, my two grown children relocated: my son to Kumamoto, Japan and my daughter to Alberta, Canada. It was most important to me to make frequent visits. Over the years, I became blessed with five amazing grandchildren.



My visit to Calgary in 2019 would prove to be ultimately life changing. It was in the month of August that I purchased a one-way ticket to enjoy precious family time. I was living on my own and it was time to re-evaluate my life. A house approximately a three-minute walk from my daughter's offered a small bedroom for me to rent during my temporary stay.

COVID-19 struck with devastation worldwide, shocking and terrifying many. Government restrictions were set in place in Canada which meant I was not permitted to visit my daughter's home. This was heartbreaking for us.

The community of Legacy made great efforts to reassure and support one another. The spirits of residents were lifted by happy birthday drive by parades with horns honking. This brought cheer and heartfelt waves exchanged by all. Also, if groceries, etc. were needed, they would be placed at one's door by their kind and caring neighbours.

It astounded me to be contacted to go to the front door of where I was renting. I found on the step a gift basket of goodies with a message from a Ninja. This saved me from getting lost in loneliness and despair. It also inspired me to write true stories about acts of kindness and the comfort of never forgetting the warm feelings I have had of gratefulness throughout my life!

It was then I made the decision to live in Legacy. In late December 2020, I experienced the care and expertise of

Legacy residents Christie and Steve, who made it a most pleasurable experience to find and buy my first home! Living within walking distance of my precious family and nearby Township's multi-business establishments is a dream come true.

I am pleased to say that the outstanding community of Legacy inspired me to write my first book which has been published; entitled ... *and That's the Way My Cookies Crumble*. For many years, I gifted my tasty homemade cookies to show my gratitude for kindness given to me which contributed to my needed personal growth and welfare. Its many chapters are of travel, diversity, highs and lows, joy, and believing in yourself. These true stories culminated into a 'legacy' of my life to be shared with my children, grandchildren, family, friends, and anyone who chooses to read my book.

Perhaps our paths have crossed at Legacy's fun-filled festivities; if not, I look forward to it!

Sincerely,

Ellen Waterfield

CLCA
NEIGHBOUR DAY
SATURDAY JUNE 15 | ALL SAINTS SCHOOL 729 LEGACY VILLAGE ROAD SE | 11AM-2PM
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Top Three Winning Strategies for Calgary Real Estate Sellers: Maximize Value and Attract Buyers

by Max Malychev, Legacy Realtor

As a seller, you want to maximize your chances of a successful sale and get the best possible price for your property. Here are three tips to help you achieve that.

Price Your Property Realistically: Setting the right price for your property is crucial. Overpricing your home may deter potential buyers, while underpricing could lead to a loss of value. To determine a competitive price, consider factors such as the current market conditions, the location of your property, its size, condition, and comparable sales in the area. Consulting with a real estate agent or conducting a professional appraisal can provide valuable insights to arrive at an appropriate listing price.

Enhance Curb Appeal and Staging: First impressions matter, and this applies to real estate as well. Boost the curb appeal of your property by tidying up the exterior, landscaping the garden, and making necessary repairs. Inside, declutter and depersonalize the space to make it more appealing to potential buyers. Consider staging the property to showcase its full potential and make it easier for buyers to visualize themselves living there. A well-staged home can create an emotional connection and drive higher offers.

Utilize Effective Marketing Strategies: To attract potential buyers, you need to market your property effectively. Take advantage of online platforms, social media, and real estate websites to reach a wider audience. High-quality photographs and virtual tours can give potential buyers a better idea of the property's features. Additionally, traditional marketing techniques like flyers and signage can still be effective in some cases, especially for attracting local buyers. Partnering with a skilled real estate agent can also help expand your marketing efforts and provide access to their network of buyers.

Remember that the real estate market can be dynamic, and local conditions may influence the effectiveness of these tips. Flexibility and adaptability are essential qualities for sellers, so be prepared to adjust your strategies if necessary.



Become a member today!



With a CLCA membership, you'll get:

- Special perks at select community events
- Special Community Program Pricing
- Exclusive Local Business Discounts



Joke of the Month

What do you get from a pampered cow?

Spoiled milk.



Colouring Contest!

Sponsored by Christie Crawford, Legacy Realtor

Submit your entry to info@calgarylegacy.ca with "Colouring Contest" as the email subject line by the end of the month to be entered into a random draw for a \$10 gift card. Good luck!



Name.....

Age.....

Pets of Legacy

Meet Winifred!

We know that the people who live in Legacy are amazing, but we can't forget about our furry friends! Each month, we are showing off our Legacy pets. If you have a beloved animal whether it's a fluffy kitty, a prickly porcupine, or a scaley lizard, we want to meet them!

Name: Winifred (Winnie) Wrinklebottom Larkin

Age: Nine months

Breed: English Bulldog

I'm new to the community and absolutely love my new family and doggie neighbours. I'm a real couch potato but will cause just enough trouble every now and then to remind my family I'm definitely still a puppy. My favourite things are sleeping, snuggling, chasing my ball, rolling around in the snow, and bathing in the sun, followed by even more sleeping and snuggling.

Want to see your pet featured? Please send an email to christie.crawford@calgarylegacy.ca to find out more.



GAMES & PUZZLES

Guess That Artist!

1. Born on May 11, 1904, in Spain, this artist is probably best known for their work titled "The Persistence of Memory".
2. This Italian artist is often called the founder of the High Renaissance, and identified as one of the greatest painters of Western art.
3. Born in 1853, this artist famously cut off his left ear.
4. This artist is one of the most famous American visual artists for his pop art pieces.
5. Based in England, this street artist and political activist is well known across North America, with one of their popular artworks titled "Balloon Girl".
6. This Spanish painter and sculptor is best known for his cubism and surrealism.



SCAN THE QR CODE FOR THE ANSWERS!

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SYMPTOMS LIKE:

- Anxiety
- Digestive Upset



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on any food, chew or treat item

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Max 2 total items. Cannot be combined with other offers. Valid only at the Copperfield & Legacy locations. Expires June 30, 2024

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CALGARY MAT & LINEN: Get high-quality mat and linen services with pick-up and drop-off from Calgary Mat & Linen! We offer expert rental and cleaning for hospitality and healthcare industries. Contact us at 403-279-5554 or visit <https://calgarymatandlinen.com/> to learn more and get a quote. We are located in SE Calgary.

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LEGACY CONTRACTOR FOR HIRE: Over 20 years' experience completing renovations in and around Legacy. Lefroy Construction is happy to quote, organize and execute any renovation or new construction project. Call 403-616-0880 to discuss your project. www.lefroyconstruction.com.

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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.

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GUTTER DOCTOR: Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, and heat cables. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty! www.gutterdoctor.ca, 403-714-0711.

continued on next page

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continued

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LEGACY ELECTRICAL SERVICES LTD.: Master Electrician available in Mahogany | Copperfield for all your electrical needs. Basement developments, garages, hot tubs, pot lights, renovations, troubleshooting, service upgrades, or anything else you need. Competitive rates and free quotes! Licensed and insured. Call or text Mike at 403-542-3278.

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The Gutter Doctor 403-714-0711
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Home exterior services. We do eavestrough cleaning, repairs, and installation as well as downspouts, fascia, soffit, siding, roofing, cladding, leaf screens, and heat cables. Local business for over 20 years with more than 60,000 happy customers! Licensed, insured, and WCB. A+ rated BBB member. Multi award-winner. Quality work with a warranty!

Root Beer

This classic beverage we all know, and love was invented in North America, and was traditionally made with sassafras root. You can find recipes for the drink in recipe books dating from as far back as the 1860s. This tasty drink's popularity skyrocketed during the prohibition and continues to be a popular choice today.



Peace Lutheran Church Vacation Bible School



July 22 to July 26, 9:00 am – Noon

Cost is \$30 per child

Ages: Kindergarten to Grade 7

Please visit our website, www.peacelc.ca and follow the link to register, or visit the VBS website vbspro.events/p/063ded for the online registration and payment forms.

Please contact Shirley at 403-650-1236 with any questions.

Church office telephone: (403) 256-1439
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January	24	31	24	\$604,950	\$605,450
December	23	5	21	\$538,900	\$530,000
November	23	27	25	\$539,900	\$537,500
October	23	31	25	\$525,000	\$525,000
September	23	41	32	\$447,400	\$476,000
August	23	31	28	\$329,900	\$326,450
July	23	32	26	\$529,950	\$532,500
June	23	40	37	\$537,000	\$555,555
May	23	33	29	\$464,900	\$475,000

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


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