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		Listed	Sold	Listed	Sold
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December	23	7	21	\$538,900	\$530,000
November	23	28	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
April	23	28	28	\$409,900	\$403,500
March	23	24	21	\$480,000	\$519,777
February	23	29	24	\$537,650	\$520,000

To view more detailed information that comprise the above  
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For an updated list, visit [www.calgarylegacy.ca](http://www.calgarylegacy.ca).

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Elaine Shaneyfelt	<a href="mailto:Elaine.Shaneyfelt@calgarylegacy.ca">Elaine.Shaneyfelt@calgarylegacy.ca</a>	Secretary, Director of Volunteers
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Vanessa Rodrigues	<a href="mailto:Vanessa.Rodrigues@calgarylegacy.ca">Vanessa.Rodrigues@calgarylegacy.ca</a>	Director of Events
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Evan Hendricks	<a href="mailto:Evan.Hendricks@calgarylegacy.ca">Evan.Hendricks@calgarylegacy.ca</a>	Advisor of Development
Frazer Van Roekel	<a href="mailto:Frazer.VanRoekel@calgarylegacy.ca">Frazer.VanRoekel@calgarylegacy.ca</a>	Advisor of Development
Janet Burns	<a href="mailto:Janet.Burns@calgarylegacy.ca">Janet.Burns@calgarylegacy.ca</a>	Advisor of Events
Obinna Chimaraoke	<a href="mailto:Obinna.Chimaraoke@calgarylegacy.ca">Obinna.Chimaraoke@calgarylegacy.ca</a>	Advisor of Volunteerism
Harini Singla	<a href="mailto:Harini.Singla@calgarylegacy.ca">Harini.Singla@calgarylegacy.ca</a>	Advisor of Events
Kayla Waters	<a href="mailto:Kayla.Waters@calgarylegacy.ca">Kayla.Waters@calgarylegacy.ca</a>	Advisor of Events
Ash Singla	<a href="mailto:Ashwani.Singla@calgarylegacy.ca">Ashwani.Singla@calgarylegacy.ca</a>	Advisor of I.T.
Rachit Joshi	<a href="mailto:Rachit.Joshi@calgarylegacy.ca">Rachit.Joshi@calgarylegacy.ca</a>	Business Development Advisor

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](http://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.





## PRESIDENT'S MESSAGE

Hello Legacy and our surrounding neighbours!

I hope you have all been keeping well and enjoying the new year so far, what a change to have such warm weather the first two months of the year. Hopefully we can ride that out to the springtime!

Speaking of springtime, it's March, and at the end of the month we have our most popular registered event of the year, the Easter Eggstravaganza. For those that have not participated, this event focuses on an Easter Egg hunt for the children. We love to put it on, and each year we try to grow the event as large as we can. With that in mind, please note that reservations are required for this event so ensure to reserve a spot as soon as possible. This event sells out every year and unfortunately, once we are fully reserved, we will not be able to accommodate any additional entries. Make sure to sign up for your CLCA membership as this event is free for members and does come at a cost to non-members. Sign up at our website, [www.calgarylegacy.ca/membership/](http://www.calgarylegacy.ca/membership/).

Membership is one of the biggest ways we will grow, and one day hopefully have a community centre. I know after speaking with many residents that is a big item on the wish list. All I can say in this short letter is become a member. Our membership base shows engagement in what we do and drives how we shape the goals and focuses of our organization and how it impacts the community. Remember, memberships for the community association are voluntary and we must grow that membership to achieve those goals and focuses. To learn more, go to our website, email us at [info@calgarylegacy.ca](mailto:info@calgarylegacy.ca), or if you see me or any of our board members around Legacy, always feel free to ask!

Thank you all for supporting the community, making it an amazing place for people from all walks of life, and for being exactly who you all are, amazing people!

*Ryan Wilson*

CLCA President



CLCA PRESENTS

# Easter Eggstravaganza

Join us for...

- 🕒 **March 30, 2024**
- 🕒 **10:00am - 1:00pm**
- 📍 **Legacy Green Park**

Thank you to our sponsors:

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- 🐰 Easter Bunny!
- 🥚 Easter Egg Hunt\*
- 🎨 Face painting
- 🎩 Magician
- 🎧 DJ
- 🍷 Craft tables

*\*Note: you must register for the egg hunt - keep an eye on social media for details!*

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# Top Six Tips for Selling Your Property: Advice from a Real Estate Expert

by Max Malychev, Legacy Realtor

**Price your property competitively.** One of the most important factors in selling a property is pricing it correctly. Make sure you research the local real estate market and work with your agent to price your property competitively. Overpricing can turn off potential buyers and cause your property to linger on the market.

**Enhance your property's curb appeal.** The first impression is crucial when it comes to selling your property. Enhance your property's curb appeal by mowing the lawn, planting some flowers, or painting the front door. Make sure the exterior looks well-maintained and inviting to potential buyers.

**Declutter and depersonalize.** Before showing your property, make sure to declutter and depersonalize it. Remove any unnecessary items and personal belongings, so potential buyers can envision themselves living in the space. A clean, well-organized property is more appealing to potential buyers.

**Make necessary repairs.** Before listing your property, make any necessary repairs to ensure it's in good condition. Fix any leaky faucets, replace broken light fixtures, and make sure all appliances are in good working order. A well-maintained property can help attract buyers and increase the property's value.

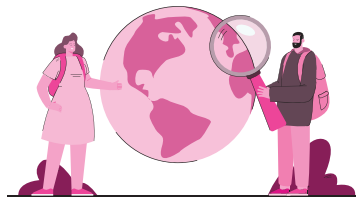
**Be flexible with showings.** Be prepared to be flexible with showing times to accommodate potential buyers. This means keeping your property clean and organized at all times and being ready to show it at a moment's notice. The more showings you can schedule, the more likely you are to find a buyer quickly.

**Stage your property.** Staging your property can make a big difference in how it appears to potential buyers. Consider hiring a professional stager to help you create a welcoming, attractive space that highlights your property's best features. This can help potential buyers envision themselves living in the space and increase the perceived value of the property.

## GAMES & PUZZLES

### Guess the Country!

1. Over 80% of this Asian country is mountainous.
2. This European country is also known as The Emerald Isle.
3. Asmara is the capital of this African country.
4. It is mandatory in this South American country to play the national anthem twice on television and radio every day.
5. This Central American country's capital has a rain forest within its city limits, making it the only known one in the world.
6. This Oceanic country, known for its 7s rugby team, is composed of over 300 islands.



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The advertisement features a background image of a large, detailed rose in shades of purple and pink. The text is arranged in a clean, modern layout. At the bottom, there is a QR code and a "SCAN ME" button. The overall aesthetic is professional and visually appealing.

# Colouring Contest!

Sponsored by Christie Crawford, Legacy Realtor.

Submit your entry to [info@calgarylegacy.ca](mailto:info@calgarylegacy.ca) with "Colouring Contest" as the email subject by March 22 to be entered in a random draw for a \$10 gift card! Good luck!



First name: \_\_\_\_\_ Age: \_\_\_\_\_

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from Calgary Foothills Primary Care Network

Did you know there is a team of health professionals who work with your family doctor to provide personalized health support – for free.

From mental health counsellors to nurses who can help with things such as anxiety and diabetes, you can access a variety of health support through one of the Alberta Primary Care Networks. There are a number of Primary Care Networks across the province, offering services designed to best meet the needs of each community. Primary Care Networks are part of Alberta’s public health care system and are funded by the provincial government – there is no cost to use any of their services.

## Access Free Health Support

Studies show that people who regularly see their family doctor are healthier, live longer, and have fewer hospital visits. You can find various health support through Primary Care Networks, including:

- Virtual and in-person workshops to support mental health, nutrition, diabetes, exercise, and to help you quit smoking.
- Access to a team of health professionals that could include nurses, mental health therapists, dietitians, pharmacists, and social workers who can provide you with specialized care.
- After-hours care to support you if you can’t get in to see your family doctor.



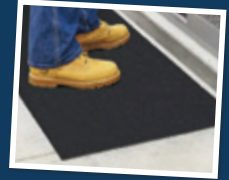
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Peter Demong**

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Stephanie Kusie**

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stephanie.kusie.c1@parl.gc.ca

stephaniekusiemp.ca

Hi, Ward 14

The days are getting longer, and it feels good, doesn't it? Spring is on its way too. The online version of this column will be very seasonal. In it I will touch on the topic of water, including storm ponds, and storm drains. I will bring up the topic of property assessment one more time this year with an extra section on how to sign up to pay your property tax in instalments. There will also be a new edition of "How to Use the City of Calgary website".

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

Sincerely,

*Councillor Peter Demong*

Dear Constituents,

Parliament has been back in session for a little over a month now and continuing from my work in 2023, I immediately delved back into the ArriveCan study. As Conservative Shadow Minister for Treasury Board, I've been leading the charge to get answers for Canadians as to why the app ended up costing \$54 million dollars. Conservatives will continue fighting for accountability and answers from this Liberal government.

Last month, my office continued our annual tradition of delivering Valentines for Seniors in our community of Calgary Midnapore. Thank you to the staff and students at Don Bosco School in Deer Ridge for the beautiful handmade cards! My staff had a great time delivering them to over 100 residents at the Atria – Canyon Meadows retirement facility.

On April 1, Justin Trudeau will be signing off on two tax increases. The Carbon Tax will shoot up to \$80 per tonne, and with this Canadians can expect to see a rise in the cost of everything from gas and heat to groceries. As if one tax increase isn't bad enough, the Liberal governments escalator tax on beer, wine, and spirits will rise by 4.7% at the start of April as well. Since the escalator tax was introduced in 2017 overall taxes on alcohol have increased by a staggering 19%. Alongside my Conservative colleagues, I've been relentless in calling on this government to axe the carbon tax and bring home lower prices for all Canadians.

To stay up to date on my ongoing work in Ottawa on your behalf, please sign up for my monthly e-newsletter. You can do so online at [StephanieKusieMP.ca](http://StephanieKusieMP.ca). Another way to keep engaged is through my social media, @StephanieKusiePolitician (Facebook), @StephanieKusie (X and Instagram), @StephanieKusieMP (YouTube).

Sincerely,

*Stephanie Kusie*

MP Calgary Midnapore

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