

## Dimensions & Info

LIVING ROOM	18.67' x 14.17'
KITCHEN	11.5' x 8.33'
DINING ROOM	10.25' x 9.75'
PRIMARY BEDROOM	15.17' x 14.17'
BEDROOM #2	13.5' x 10.33'
4 PC BATH	15.08' x 7.5'
3 PC BATH	7.75' x 5.58'
SUNROOM	21.08' x 9.83'

*This is a ground floor unit, it has heated underground parking that is conveniently located by the elevators and 2 storage spaces (one right in front of your parking stall)*



114-77 Swindon Way

**Danielle Margolis**  
(204) 791-9719

**Jon Margolis**  
(204) 955-9055





## Welcome to Tuxedo!

This wonderful pet friendly condo is located in the heart of Tuxedo close to many amenities including stunning Swindon Oaks Park.

Everyone wants a corner unit and this ground floor south west facing unit boasts lots of windows and a west facing 3 season tranquil sunroom with cork flooring.

When walking into this spacious condo you will notice a large mirrored double door closet with adjacent ensuite stackable Bosch washer/dryer.

The tastefully updated kitchen has silstone counters, under mount sink and tiled backsplash. The galley kitchen leads to the bright dining room with a gorgeous south facing window.

The primary bedroom is large and has ample closet space and a recently remodelled 4 pc ensuite with tiled flooring and quartz counters.

The second bedroom is well sized and conveniently located by the second modern 3 pc bathroom.

## Special Mention

SCHOOLS-  
Laidlaw School  
Shaftesbury High School

PARKS-  
Swindon Oaks Park  
Assiniboine Park and Zoo

SHOPPING-  
CF Polo Park  
Seasons of Tuxedo  
Tuxedo Village Shopping Centre

\$289,900

1,180 sf

2

2



**margolis.ca**

(204) 791-9719

3-1450 Corydon Avenue  
Winnipeg, MB  
R3N 0J3

@margolisgroup

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