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- FITNESS ROOM RULES**
- USE HAND SANITIZER PRIOR TO USING EQUIPMENT
  - USE POWER MACHINES AND ALL EQUIPMENT PROPERLY
  - ALWAYS REPORT DAMAGE TO THE PRICE OF EQUIPMENT YOU WANT TO USE
  - RETURN EQUIPMENT TO PROPER RESTING PLACE
  - ONLY BOTTLED WATER IS PERMITTED, NO OTHER FOOD OR BEVERAGES
  - KNOW YOUR PHYSICAL LIMITATIONS, IF YOU NEED MEDICAL ASSISTANCE CALL SECURITY ON THE 3RD FLOOR RECEPTION AND THEY WILL CALL 9-1-1
  - KEEP TV VOLUME AT A RESPECTABLE LEVEL.
  - LOCK UP YOUR BAGS AND TV WHEN LEAVING AND CLOSE THE DOOR













## Description

This beautifully appointed 6th floor executive condominium offers over 1,600 sq. ft. of bright living space with elegant updates and hardwood floors throughout. The spacious living and dining areas are perfect for entertaining, featuring large windows that fill the space with natural light and capture stunning sunset views overlooking Assiniboine Park and The Leaf. Enjoy the sunny solarium—ideal for morning coffee, reading, or relaxing. The kitchen offers quality finishes with stone countertops, stainless steel appliances, and ample cupboard space. The large primary bedroom includes a private ensuite with walk-through closet, while the additional den/bedroom features a built-in Murphy bed for flexible guest accommodations. A second full bathroom and in-suite laundry with sink add everyday convenience. Residents enjoy 24-hour doorman service, underground parking, fitness facility, on-site management, a large storage locker and additional tenant parking spaces available for use. Conveniently located just minutes from Assiniboine Park, walking

and biking trails, shops, and restaurants—experience the lifestyle that makes 200 Tuxedo one of Winnipeg’s premier condominium communities.

\$484,900.00

Call Us: 204-989-7900

Email Us: [derekdaneault@royalpage.ca](mailto:derekdaneault@royalpage.ca)

2Bedrooms

2.00Bath

1612SqFt

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