



HOME MOVING GUIDE FOR SENIORS 60+

Seniors on the MOVE!

Comprehensive Report

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COMPREHENSIVE REPORT

Home moving guide for Seniors 60+

SENIORS ON THE MOVE!

As individuals aged 60+ consider relocating, their decisions are often influenced by a combination of lifestyle aspirations, health requirements, and financial considerations.

Your report outlines key factors that shape the decisions of senior citizens and highlights why **Winnipeg & Manitoba** is an attractive place to live for this demographic.

**Winnipeg and Manitoba
FEATURES A VARIETY
OF NEIGHBOURHOODS
AND RETIREMENT
COMMUNITIES
TAILORED TO
SENIORS**



One KEY CONSIDERATIONS FOR SENIORS WHEN RELOCATING

- **Proximity to Family and Support Networks:**

Seniors often prioritize living closer to children, grandchildren, or other support systems, providing both emotional connection and practical assistance.

- **Health and Accessibility Requirements :**

1. Preference for homes with single-level layouts, grab bars, wider doorways, and minimal stairs to accommodate mobility challenges.
2. Proximity to healthcare facilities, pharmacies, and specialists is critical for maintaining health and well-being.

- **Lifestyle and Community Engagement :**

1. Many seniors seek communities with activities tailored to their interests, including 55+ neighbourhoods, cultural events, and outdoor recreation opportunities.



- Social engagement options help mitigate isolation and promote a sense of belonging.

- **Cost of Living :**

- Seniors often consider housing costs, taxes, and utility expenses to ensure financial stability. Downsizing is a popular strategy to free up resources and reduce maintenance responsibilities.

- **Climate and Environment :**

- Favorable weather conditions, such as mild winters, often influence relocation to areas with a comfortable climate.

- **Safety and Security :**

- Seniors prioritize low-crime neighborhoods and often prefer gated or walkable communities with robust security measures.

- **Access to Transportation and Amenities :**

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- **Future Housing Options :**

- Consideration of long-term care needs, such as proximity to assisted living, memory care, or in-home support services, is an important factor in relocation.

- **Emotional Ties and Transitioning :**

Moving from a long-term home can be emotionally challenging, making a seamless and supportive transition process essential.

- **Opportunities for Growth and Independence :**

Seniors value environments that allow them to stay active, pursue hobbies, volunteer, or engage in lifelong learning.



Two

WINNIPEG, MANITOBA: A SENIOR FRIENDLY DESTINATION

Winnipeg offers an ideal mix of affordability, healthcare access, and lifestyle amenities that cater to the needs of senior citizens.

- **Affordability :**

Winnipeg provides lower housing and living costs compared to larger cities, making it an attractive option for seniors on fixed incomes.

- **World-Class Healthcare**

Institutions like Winnipeg's Health Sciences Centre and St. Boniface Hospital deliver specialized medical services, including rehabilitation and Chronic disease management programs tailored to seniors



- **Senior-Friendly Housing Options :**

Housing options range from bungalows and condos to retirement communities, many designed with accessibility and comfort in mind.

- **Green Spaces and Outdoor Recreation :**

Winnipeg features numerous parks and trails, such as Assiniboine Park and the Forks, offering serene outdoor spaces for relaxation and exercise

- **Active Senior Programs :**

Community centers provide fitness classes, arts programs, and volunteer opportunities specifically designed for older adults.

- **Mild Climate :**

Winnipeg's moderate winters are more manageable for seniors, contributing to their overall quality of life

- **Proximity to Major Cities :**

Centrally located, Winnipeg offers convenient access to major cities throughout North America through the Richardson International Airport and Highway access direct to the United States

- **Safety and Community Atmosphere :**

Winnipeg boasts many safe neighborhoods and retirement communities with a strong sense of community, ensuring a secure environment for seniors

- **Cultural and Educational Opportunities :**

Seniors can enjoy cultural attractions like live performances, art galleries, and educational programs



- **Cultural and Entertainment Opportunities**

Seniors can enjoy live theatre at the **Royal Winnipeg Ballet** and cultural events throughout the year

2. A variety of restaurants, shopping centres, and markets add to the city's livability

- **Public Transit and Accessibility**

Winnipeg Transit offers reliable public transportation, and there are accessible transportation options for seniors with mobility challenges, such as **paratransit services**.

- **Golf Courses For All Skill Levels**

Winnipeg, Manitoba and its surrounding areas offer a diverse selection of golf courses catering to various skill levels and preferences. Within the city limits, there are several public and private golf facilities.

The City of Winnipeg operates three municipal golf courses, Crescent Drive, Kildonan Park and Windsor Park Golf Course. In addition to these, there are private clubs, bringing **the total number of golf facilities within and outside the city to 20.**

Expanding the scope to the surrounding Royal Municipalities, golfers have access to a broader selection, including 8 private golf clubs and 16 municipal and 110 public clubs, totaling 125 golf facilities in the region.

This variety ensures that golfers in the Winnipeg area have ample opportunities to enjoy the sport across different settings and course types.

• Winnipeg Pickleball :

Seniors can enjoy cultural attractions like live performances, art galleries, and educational programs such as the University of Winnipeg's 55+ Program

Here are some notable pickleball facilities in Winnipeg:

Parks that offer pickleball outdoors include La Flenche Park, Sir John Franklin Park, Bourkevale Community Centre and St. James Memorial Sports Park.

Indoor Pickleball facilities include Linden Woods Community Centre, Oxford Heights Community Centre and Norberry-Glenlee Community Centre

These facilities contribute to a vibrant pickleball community in Winnipeg, providing ample opportunities for both recreational and competitive play.

- **Winnipeg 55+ Communities / Complexes**

In Winnipeg, Manitoba, there is a wide variety of 55+ communities and complexes designed to support a vibrant, safe, and worry-free lifestyle. These residences are thoughtfully planned to meet the unique needs of older adults, offering accessibility features for ease and comfort, enhanced security for peace of mind, and a range of recreational and fitness amenities to encourage an active, healthy lifestyle.

From modern apartments with convenient layouts to life-lease and retirement living options, these communities are built to provide not only a place to live but also a place to thrive. Residents can enjoy on-site fitness centres, walking paths, social lounges, libraries, and organized activities that foster connection and community. With services tailored to individual preferences and lifestyles, 55+ complexes in Winnipeg combine independence with the right amount of support, creating a welcoming environment where residents can truly feel at home.

Highlighted 55+ Complexes in Winnipeg

- **Archwood 55 Plus** – A dedicated community center offering activities and social events for 55+ adults
- **Crescent Fort Rouge 55 Plus** – Combines social programming, meals, and community support in a southwestern hub .
- **Pembina Active Living (55+)** – Community center with wellness programs and recreational activities tailored for 55+ residents .
- **St. James–Assiniboia 55+ Centre** – Located in St. James, this centre offers social opportunities and peer engagement .
- **Fred Douglas Place** – Independent living retirement residence in the North End, with a vibrant 55+ tenant base .
- **Kiwanis Chateau** – Independent-living residence run by the Kiwanis Club, offering 55+ life-lease living .

Other Notable Options

- **Catherine Place** – Retirement community with meals and 24-hour support services
- **Riverwood Square, Villa Cabrini, Melody, Courtyard** – Mentioned as having shorter waitlists; **Villa Cabrini (433 River Ave)** receives positive word of mouth
- **Silver View Estates (2141 Pembina)** – A peaceful independent 55+ apartment complex
- **Beauchemin Park Place (Roblin Blvd)** – Life-lease 55+ apartments with full kitchen and balcony
- **The Link (757 Sterling Lyon Pkwy)** – New life-lease/apartment project marketed to 55+ residents

What to Consider Next

Type of Housing - Are you looking for independent living, assisted living, or social/active living?

Amenities - Do you need a full kitchen, laundry, balcony, on-site meals, or housekeeping?

Location - South-end, Charleswood, St. Vital, downtown—choose what's most convenient.

Availability - Many buildings have waitlists - call ahead to check current openings.

Next Steps

Let us know which facilities interest you, and we'll provide details on current availability and waitlist status.

Understand your needs: do you need supportive services or prefer full independent living?

We will gladly book a showing and personally tour the facility with you, so you can experience the community firsthand.

Not-For-Profit Life-Lease Locations

Vic Wyatt House – 919 St. Anne's Rd

A non-profit life lease with 64 two- and three-bedroom suites, extensive shared spaces (library, lounge, games room, conservatory) and full amenities—all under life-lease terms

St. Michael's Villa – 114 Yale Ave E, Transcona

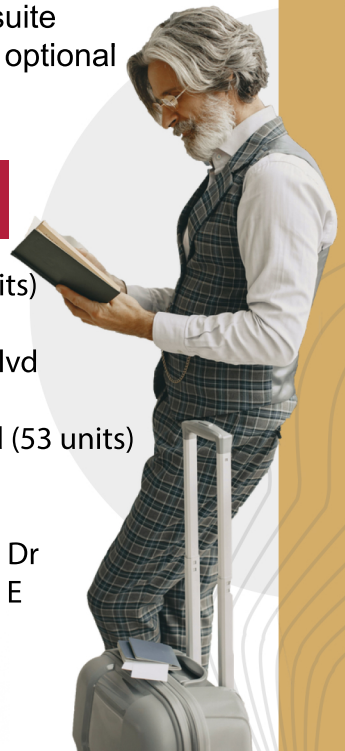
A charming 8-storey life-lease residence offering one and two bedroom suites (730+sqft), balconies, lounge, games/craft room. Entrance fees ~\$17–20k (refundable), rent below market, subsidized financing.

St. Vital Knights Villa – 537 St. Anne's Rd

Phase II life lease project by Acorn/Murdoch, with one and two bedroom units (in suite storage, grab bars, emergency call), optional A/C, lounge and common areas

Additional Life Lease Communities

- Agape Villa – 395 Beaverhill Blvd (71 units)
- Baron Estates – 1395 Molson St
- Beauchemin Park Place – 5995 Roblin Blvd
- Colorado Estates – 140 Ferry St
- Cornerstone Estates – 1865 Gateway Rd (53 units)
- Donwood West – 1460 Portage Ave
- Lindenholtm Place – 885 Wilkes Ave
- Lindenwood Estates – 495 Lindenwood Dr
- Lindenwood Villa – 500 Lindenwood Dr E
- Valhalla Cove – 15 Valhalla Dr
- Vasa Lund Estates – 5445 Roblin Blvd



Facility Comparison

Not-For-Profit Facilities

Facility	Units	Location	Entrance Fee	Notable Features
Victor Wyatt House	64	St. Anne's Road	Varies	Rec room, conservatory, 2–3BR
St. Michael's Villa	57	Transcona	~\$17–20k	Large suites, amenities, subsidized
St. Vital Knights Villa	N/A	St. Anne's Road	N/A	Modern suites, A/C ready
Cornerstone Estates	103	Gateway Road	\$114–190k	NS entrance fees, 1–2BR

Assisted Living Facilities

Facility	Assisted Living	Memory Care	Highlights
Seine River Retirement Residence	Yes	Yes	Full amenities, active lifestyle
Riverwood Square	Yes	Yes	All-inclusive services & vibrant community
River Ridge	Yes	Yes	Upscale, with secure care neighborhoods
Concordia Village I–III	Yes	-	Near hospital, guest suites, kitchen-equipped units
Bergen Gardens Cottages	Yes	Dementia-focused	Dementia-friendly personalization, pet-friendly

SERVICES

We offer to you as a SELLER

- Free Home Evaluation – We provide a complimentary home evaluation to help you understand your property's market value.
- Assist Looking for Complex – We guide you in finding the 55+ complex that best suits your lifestyle and needs.
- Facilitate Moving Process – We support you through every step of the moving process to make your transition smooth and stress-free.
- Tailored Auctions – We partner with a trusted auction company that can sell anything you're unable to take with you during your move, helping you downsize with ease while putting more money back in your pocket.
- Cleaning – We arrange professional cleaning services to ensure your home looks its best.
- Listing Photos – We provide high-quality listing photos that showcase your property and attract buyers.



Five **WHY HIRE A SENIORS REAL ESTATE SPECIALIST (SRES)?**

An SRES-certified agent offers expertise in navigating the unique real estate needs of senior clients, including:

- Understanding housing and financial considerations specific to seniors, such as downsizing, accessibility needs, and tax implications.
- Providing knowledge of local senior housing options, retirement communities, and market trends.
- Offering tailored support during the emotional and logistical transition process.

Winnipeg combines affordability, healthcare, and a vibrant senior-friendly community, making it an excellent choice for retirees seeking an enriching and supportive environment. Through careful planning and the guidance of experts, seniors can make well informed decisions that align with their long term needs and aspirations.

Reasons to hire us as your Realtors!

When senior citizens are considering hiring a real estate agent, it's important to find a professional who understands their unique needs and circumstances. Below are key factors seniors should look for when selecting a real estate agent:

01. Specialized Certifications

- **Seniors Real Estate Specialist (SRES):** Look for an agent with this designation, which indicates training in helping seniors with real estate transactions, downsizing, and transitioning to age-appropriate housing.



02. Experience with Senior Clients

- **Track Record:** Choose an agent with proven experience assisting seniors, especially with tasks like selling family homes, downsizing, or relocating to retirement communities.
- **Knowledge of Senior Housing Options:** They should be familiar with senior-friendly housing, including bungalows, retirement communities, or assisted living facilities.

03. Understanding of Accessibility and Future Needs

- Ensure the agent understands the importance of features like single-level living, grab bars, and proximity to healthcare.

04. Financial and Legal Knowledge

- The agent should be familiar with tax implications (e.g., capital gains), pensions, and how selling a home may affect a senior's financial situation.
- They should also know about local programs or subsidies for senior housing.

05. Patience and Communication Skills

- Seniors may need more time to make decisions or assistance understanding complex terms. The agent should communicate clearly and patiently.
- Look for someone who listens carefully to the senior's priorities and concerns.

06. Local Market Expertise

- The agent should have a strong understanding of the local market, especially neighbourhoods that are safe, senior-friendly, and close to amenities like healthcare and public transportation.

07. References and Reviews

- Ask for references from past senior clients or read online reviews to gauge the agent's reputation and quality of service.

08. Willingness to Provide Comprehensive Support

- **Assistance with Downsizing:** Many seniors need help with downsizing, including decluttering and finding moving companies.

- **Collaboration with Family Members:** The agent should be open to working with family members or caregivers to ensure the senior's best interests are prioritized.

09. Ethical Standards

- Look for a licensed agent who adheres to a strong code of ethics and puts the client's needs first.

10. Comfort and Trust

- Seniors should feel comfortable and confident with the agent. A good rapport and trust are critical in navigating what can be an emotional and complex process.

By considering these factors, senior citizens can ensure they find an agent who is not only qualified but also attuned to their specific needs and goals.



Suppliers List

Tailored Auctions

2445 Ferrier St, Winnipeg, MB R2V 4P4

(204) 330-8008

tailoredauctions.hibid.com

Two Amigos Moving and Storage

2190 Notre Dame Ave, Winnipeg, MB R3H 0K2

(204) 779-0714

twoamigos.com

Clarity Cleaning

579 St Mary's Rd, Winnipeg, MB R2M 3L7

(204) 333-1632

Claritycleaning.ca

TDS Law

Nikolas Nucci - Real Estate Lawyer

1700 - 242 Hargrave Street, Winnipeg, Manitoba R3C 0V1

(204) 934-2328

Absolute Bins

(204) 256-9000

absolutebins.com