

# \$489,900 - 408 36 Southgate Drive, Bedford

MLS® #202300044

**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,202 sqft  
Residential

20-A, Bedford, NS



Welcome home to The Tides! This beautiful 2 bedroom and 2 bathroom suite features an open concept living area with hardwood floors, beautiful kitchen and 9 foot ceilings. The primary bedroom has a walk-in closet and ensuite bathroom. Both bedrooms have new carpet (2022). Completing the layout is laundry, storage room, and balcony with Bedford Basin views to watch the sunrise. There is an additional storage room located on the level of indoor parking. The impressive street appeal leads to a grand foyer with a lounge and library on either side of the magnificent staircase, two elevators, exercise room, sauna, guest suite, spacious common room with kitchen, outdoor pool, visitor parking and access to the Old Coach Road Trail. Condo fees include heat, hot water, A/C, and live-in superintendent. Located across the street from the Bedford waterfront and close to Dewolf Park, Bedford Basin Yacht Club, and numerous amenities. (Please Note: some photos contain virtual staging).

Built in 2007

## Essential Information

MLS® #	202300044
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,202
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	February 14th, 2023

### **Community Information**

Address	408 36 Southgate Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4M4

### **Amenities**

Utilities	Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking	Heated Garage, Underground, Assigned, Parking Spaces(s), Paved
View	Ocean
Has Pool	Yes
Pool	In Ground

### **Interior**

Interior Features	Elevator, Ensuite Bath, See Remarks, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Baseboard
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bedford South School
Middle	Rocky Lake Junior High School
High	Charles P Allen High School

### **Additional Information**

Zoning	Condo
HOA Fees	475.89
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Royal LePage Atlantic
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