

# \$579,900 - 401 36 Southgate Drive, Bedford

MLS® #202422968

**\$579,900**

2 Bedroom, 2.00 Bathroom, 1,329 sqft  
Residential

20-A, Bedford, NS

Welcome to The Tides, one of Bedford’s most sought-after condominium developments. This spectacular 2-bedroom, 2-bathroom unit has been meticulously renovated, offering an unparalleled living experience. Step inside to gorgeous white oak engineered hardwood floors, a brand-new kitchen, and spa-like bathrooms designed to impress. The living area boasts a show-stopping fireplace, perfect for cozy evenings, while custom Hunter Douglas blinds add an elegant touch to every room. Enjoy the convenience of two rare underground parking stalls and condo fees that include water, heat, and air conditioning. The building offers luxurious amenities like an outdoor saltwater pool, sauna, fitness centre, guest suite, library, workshop, and a common room for entertaining. Ideally located with quick access to highways and all of Bedford’s key destinations, this stunning property is truly magazine-worthy, with no detail overlooked. Your exceptional condo lifestyle awaits!



Built in 2004

## Essential Information

MLS® #	202422968
Price	\$579,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,329
Year Built	2004
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	December 13th, 2024

### Community Information

Address	401 36 Southgate Drive
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-A
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 1K8

### Amenities

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

### Interior

Interior Features	Elevator, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard, Hot Water
Cooling	Ductless
Fireplace	Yes
Fireplaces	Electric
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Wooded
Roof	Rolled/Hot Mop, Tar/Gravel
Construction	Brick, Stone, Stucco
Foundation	Concrete Perimeter

**School Information**

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

**Additional Information**

Zoning	BSCDD
HOA Fees	584.77
HOA Fees Freq.	Monthly

**Listing Details**

Listing Office	RE/MAX Nova
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