

# \$525,000 - 403 36 Southgate Drive, Bedford

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MLS® #202506966

**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,573 sqft

Residential on 0.04 Acres

20-A, Bedford, NS

For more information, please click the "More Information" button. Welcome to "The Tides of Bedford South". Priced for a quick sale. 1573 sq ft, carpet free, 2 bedroom + Den, privately situated on the back of the building, large private tiled balcony, stunning Bedford Basin water views from all windows. Facing Southeast to catch the sunrise and moonlight over the water. Grandstand views of Canada Day fireworks. Enjoy the sailing races in summer and osprey and eagles gently coasting in the air from the privacy of your own home. Spacious and open concept layout, large Master bedroom has ensuite bathroom and walk-in closet, 2nd bedroom with walk-in closet, family bathroom, in-suite Laundry with full size appliances, large in-suite storage/pantry. Large den with French doors can be used for whatever you need. Updated items include three remote control ceiling fans, updated bathroom light fixtures, bathroom and kitchen sink taps. All appliances and window coverings included. Well managed condominium with good financial standing. 5 story concrete building with sprinkler system throughout. Live-in Superintendent, Intercom and security cameras, 2 elevators, attractive grand foyer with lounge, library, mail area, secure building, heated underground parking, garage level storage locker, heated car wash bay, outside visitor parking, fitness centre with sauna, social room, guest suite, workshop, outdoor heated saltwater pool and patio with deck and BBQ. Landscaped gardens. Close to



buses, shops, DeWolfe Park, walking trails and the site of the proposed new bridge and Mill Cove ferry. Small pets welcome. Monthly condominium fees of \$738 include heating, AC and hot water, etc. to make your life in "The Tides" relaxing and worry free.

Built in 2005

**Essential Information**

MLS® #	202506966
Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,573
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Condominium
Status	Closed
Date Sold	June 23rd, 2025

**Community Information**

Address	403 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, Paved
View	Bay
Has Pool	Yes

Pool	In Ground
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### **Interior**

Interior Features	High Speed Internet
Appliances	Stove, Dryer, Dryer - Electric, Washer, Freezer - Chest, Microwave, Refrigerator
Heating	Baseboard, Furnace, Hot Water
# of Stories	5
Stories	5 Level
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Other
Construction	Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	C1
HOA Fees	738
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Office	Easy List Realty Ltd.
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Listing information last updated on October 14th, 2025 at 1:47am ADT