

# \$600,000 - 44 East Ave 2304, Austin

MLS® #1405548

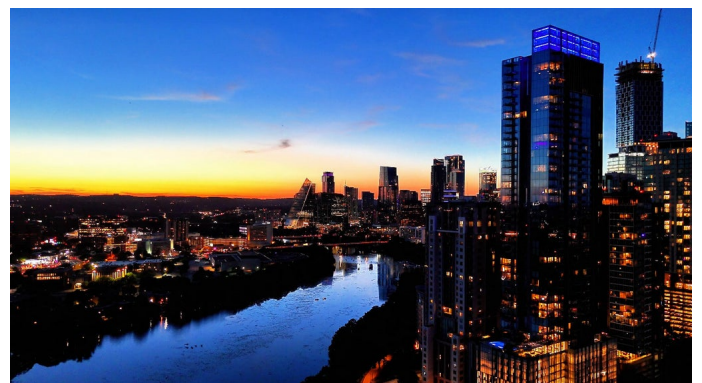
**\$600,000**

1 Bedroom, 1.00 Bathroom, 615 sqft

Residential on 0.00 Acres

44 East Ave Condominiums, Austin, TX

Experience elevated urban living in this sophisticated downtown Austin condo, where breathtaking views of Lady Bird Lake and the iconic Austin skyline create a striking backdrop for everyday life. Nestled at the edge of the vibrant Rainey Street district, this residence offers unrivaled access to the Hike & Bike Trail, premier dining, and entertainment—all just steps from your front door. Inside, sleek wide-plank hardwood floors and designer tile span the open-concept layout, complemented by high-end Italian cabinetry and elegant quartz countertops with a dramatic full-height quartz backsplash. The kitchen is outfitted with Bosch appliance package, including a built-in paneled refrigerator, seamlessly blending style and function. Floor-to-ceiling windows flood the space with natural light and frame postcard-worthy panoramic views in every room, while customized solar shades provide comfort and privacy. Step onto your expansive, covered balcony—perfect for morning coffee, evening cocktails, or simply unwinding while taking in the sweeping vistas of the lake and skyline. This residence includes a premium parking space with a new EV charger and grants access to over 13,000 square feet of world-class amenities spanning the 11th and 37th floors. Highlights include a dramatic cenote-style pool, outdoor lounge with gas grills, rooftop dog park and pet spa, state-of-the-art fitness center, dedicated yoga studio, multiple conference rooms, and an entertainment lounge complete with TVs and a



caterer’s kitchen. For added convenience, a premium parking space on 3rd floor near the elevators and two fully furnished guest suites are available to host friends and family, while a 24-hour concierge ensures exceptional service and security. Discover refined living in one of Austin’s most exclusive high-rises where comfort, convenience, and captivating views come together in perfect harmony. Ask about our access to creative financing options&programs, including “Buy First, Sell Later”.

Built in 2019

**Essential Information**

MLS® #	1405548
Price	\$600,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	615
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Condominium
Status	Active

**Water Feature/View**

View	City,Lake,River,Lady Bird Lake
Is Waterfront	Yes

**Community Information**

Address	44 East Ave 2304
Area	DT
Subdivision	44 East Ave Condominiums
City	Austin
County	Travis
State	TX
Zip Code	78701

## Amenities

Amenities	Concierge
Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Barbecue, Concierge, Community Mailbox, Dog Park, Fitness Center, Pet Amenities, Pool, See Remarks, Sidewalks, Trails/Paths, Bar/Lounge, Bicycle Storage, Conference/Meeting Room, Deck/Porch
Parking	Assigned, Electric Vehicle Charging Station(s), Guest
# of Garages	1

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Oven
Heating	Central
# of Stories	1
Stories	One

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Trees Large Size, Xeriscape
Roof	Concrete
Construction	Concrete, Glass
Foundation	Combination

## School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

## Additional Information

Date Listed	August 1st, 2025
Days on Website	74
Days on Market	60
HOA Fees	455
HOA Fees Freq.	Monthly

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