

\$1,850,000 - 44 East Ave 3203, Austin

MLS® #1475524

\$1,850,000

3 Bedroom, 2.00 Bathroom, 1,785 sqft

Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

Experience the pinnacle of luxury living in Downtown Austin. This 3 Bed, 2 Bath unit, situated on the Northwest corner of 44 East. ****This unit has NEVER been lived in. ****It's a blank canvas for anyone wanting to design their home from scratch. Floor to ceiling windows offer breathtaking panoramic views of the city. Bathed in natural light, the open concept living area features light hardwood floors that contrast perfectly with the contemporary dark Italian cabinetry & black quartz countertops & backsplash. Anchored by a waterfall island, the chef's kitchen is equipped with Bosch appliance package including gas cooktop, built-in oven, integrated refrigerator, & wine fridge, perfect for entertaining. Surrounded by walls of windows, the city skyline serves as the perfect backdrop to every dinner party. Step onto the balcony to enjoy twilight views over Lady Bird Lake. Retreating to the primary suite feels like you've stepped into a luxurious hotel. Beyond your front door, 13,000 sqft. of impressive amenities are at your fingertips. Relax by the cenote pool & outdoor lounge with grilling area. Spoil your four-legged friend at the dog park or pet lounge & spa. Work out in the fitness center & yoga studio. Conference rooms, great room with caterer's kitchen & 37th floor sky lounge & terrace are available for business or events. Guest suites offer a private space for visitors. The concierge staff is at your service 24/7. Rainey Street offers a vibrant nightlife & award winning restaurants



are a short walk away. Active outdoor enthusiasts will appreciate easy access to the Lady Bird Hike & Bike Trail.

Built in 2022

Essential Information

MLS® #	1475524
Price	\$1,850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,785
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

View	CityLights, City, ParkGreenbelt, Lake, Panoramic, Water, Lady Bird Lake
Is Waterfront	Yes

Community Information

Address	44 East Ave 3203
Area	DT
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Barbecue, Business Center, Concierge, Dog Park, Fitness Center, Pet Amenities, Package Service, Pool, Rooftop Lounge, Trails/Paths,

	Bar/Lounge, Clubhouse, Common Grounds/Area, Conference/Meeting Room, Courtyard, Game Room, Gated, Internet Access, Planned Social Activities, Property Manager On-Site, Street Lights
Parking	Assigned, Guest, Covered, Deeded, Gated
# of Garages	2

Interior

Interior	Wood
Appliances	Built-In Oven, Built-In Refrigerator, Dryer, Dishwasher, Built-In Freezer, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Dog Run, Outdoor Grill, Barbecue, Covered Courtyard, Uncovered Courtyard
Lot Description	Views, Near Public Transit
Roof	See Remarks
Construction	Glass, Concrete
Foundation	Permanent

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	September 4th, 2025
Days on Website	38
Days on Market	38
HOA Fees	1054
HOA Fees Freq.	Monthly
Gated Community	Yes

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