\$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, Bar/Lounge, Concierge, Common

Grounds/Area, Clubhouse, Courtyard, Conference/Meeting Room, Dog

Park, Fitness Center, Game Room, Gated, Internet Access, Pet Amenities, Package Service, Property Manager On-Site, Pool, Planned

Social Activities, Rooftop Lounge, Street Lights, Trails/Paths

Parking Assigned, Deeded, Gated, Covered, Guest

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, Barbecue, Covered Courtyard, Dog Run, Outdoor Grill,

Uncovered Courtyard

Lot Description Near Public Transit, Views

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 61
Days on Market 61

HOA Fees 1054

HOA Fees Freq. Monthly

Gated Community Yes

Property Listed by: UrbanspaceThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 4th, 2025 at 11:01am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without

by warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in arket. All information provided is deemed reliable but is not guaranteed and should be independently verified.	the