

\$901,000 - 403 W Mary St, Austin

MLS® #2354744

\$901,000

3 Bedroom, 2.00 Bathroom, 1,226 sqft

Residential on 0.16 Acres

Sweetman R L Add, Austin, TX

Just steps from South Congress and South 1st, 403 Mary St is all about location. Tucked into one of Austin's most walkable neighborhoods, this property puts you minutes from the city's best restaurants, shops, and local hotspots. The setup is ideal for investors or live/work scenarios: a comfortable main home paired with a newer guest house, each with its own entrance and amenities. Whether you're looking to host, rent, or both, the flexibility here is unmatched. This property has proven short-term rental history and serious appreciation potential in one of the most favorable locations in all of Austin. The backyard is built for downtime—featuring a shaded patio, spa, and firepit, it's the perfect spot to relax or entertain between guest stays. Move-in ready and already generating income, 403 Mary St offers a rare opportunity to own in one of Austin's most in-demand neighborhoods—with the numbers to back it up. Posted lot size and improvement square feet are based on public record. Precise dimensions must be independently verified by buyer.

Built in 1951

Essential Information

MLS® # 2354744



Price	\$901,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,226
Acres	0.16
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	403 W Mary St
Area	6
Subdivision	Sweetman R L Add
City	Austin
County	Travis
State	TX
Zip Code	78704

Amenities

Utilities	Above Ground Utilities, Electricity Available, Natural Gas Available
Features	None
Parking	Open, Off Street

Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Free-Standing Range
Heating	Central, Natural Gas
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Rain Gutters
Lot Description	Alley, Sloped Down, Interior Lot, Moderate Trees, Trees Medium Size

Roof	Composition
Construction	Frame, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Travis Hts
Middle	Lively
High	Travis

Additional Information

Date Listed	April 11th, 2025
Days on Website	202
Days on Market	201

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