

# \$945,000 - 809 E 44th St, Austin

MLS® #4689984

**\$945,000**

0 Bedroom, 0.00 Bathroom, 1,834 sqft  
Residential Income on 0.16 Acres

Ridgetop Annex, Austin, TX

Charming Hyde Park Duplex with Built-In Income â€” 809 East 44th Street, Austin  
Discover the perfect blend of comfort, convenience, and investment potential at 809 East 44th Street, nestled in the heart of Austinâ€™s coveted Hyde Park neighborhood. This charming duplex offers a unique living arrangement ideal for investors. The leased front unit features 2 cozy bedrooms and 1 bathroomâ€”a perfect private retreat. The fully leased back unit generates steady rental income as well. Itâ€™s a turnkey opportunity to build build your portfolio. Located on a quiet, walkable street, this property puts you just minutes from some of Austinâ€™s best restaurants, cafes, and nightlife, all while offering the peace and charm Hyde Park is known for. Enjoy Quack's, First Light Books, Hyde Park Bar and Grill, Antonelli's, Fresh Plus, Asti, Juiceland and so much more! Whether you're seeking a savvy investment or a place to eventually call home, this property delivers! Donâ€™t miss your chance to own a piece of Austin living with built-in cash flowâ€”809 East 44th Street is where lifestyle meets opportunity.

Built in 1941

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 4689984   |
| Price  | \$945,000 |



|                |                    |
|----------------|--------------------|
| Bathrooms      | 0.00               |
| Square Footage | 1,834              |
| Acres          | 0.16               |
| Year Built     | 1941               |
| Type           | Residential Income |
| Sub-Type       | Duplex             |
| Status         | Active             |

### **Water Feature/View**

|      |      |
|------|------|
| View | None |
|------|------|

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 809 E 44th St  |
| Area        | 4              |
| Subdivision | Ridgetop Annex |
| City        | Austin         |
| County      | Travis         |
| State       | TX             |
| Zip Code    | 78751          |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, See Remarks, Water Connected |
| Features  | None  |
| Parking   | Off Street  |

### **Interior**

|              |  |
|--------------|--|
| Interior     | Tile, Wood   |
| Appliances   | Built-In Gas Range, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Water Heater, Plumbed For Ice Maker, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Washer/Dryer Stacked |
| Heating      | Central, Heat Pump, Natural Gas, Ductless  |
| # of Stories | 1  |
| Stories      | One  |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Exterior Steps, Private Yard         |
| Lot Description   | Front Yard, Level, Trees Medium Size |
| Roof              | Composition, Metal                   |

|              |  |
|--------------|--|
| Construction | Cedar, Frame, Spray Foam Insulation, Stucco, Wood Siding, Clapboard, Vertical Siding |
| Foundation   | Pillar/Post/Pier   |

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Lee        |
| Middle     | Kealing    |
| High       | McCallum   |

### **Additional Information**

|                 |                   |
|-----------------|-------------------|
| Date Listed     | October 1st, 2025 |
| Days on Website | 13                |
| Days on Market  | 2                 |

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