

\$925,000 - 44 East Ave 1607, Austin

MLS® #8214411

\$925,000

2 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

SELLER WILL BUY DOWN RATE TO 3.9% FOR QUALIFIED BUYERS! Experience elevated downtown living at 44 East Ave, one of Austin's most sought-after high-rise communities. This meticulously upgraded 2-bedroom, 2-bath residence showcases over \$50K in designer enhancements, from curated lighting and custom window treatments to elevated paint finishes, creating a refined and inviting atmosphere throughout. Floor-to-ceiling windows and lofty ceilings flood the open-concept living space with natural light, seamlessly connecting to a sleek, chef-inspired kitchen with quartz countertops, custom cabinetry, and high-end appliances. The spacious secondary bedroom includes a flexible nook perfect for a home office or workout space, while the primary suite offers panoramic city views, a spa-caliber bath, and a generous walk-in closet. Two reserved garage spaces come equipped with EV charging. Residents enjoy world-class amenities spanning 13,000+ sq ft, including a heated pool, fitness center, sky lounge, dog park, game room, and 24-hour concierge. Just steps from the Lady Bird Lake trail, Rainey Street, and minutes to I-35, this is urban Austin living at its finest.

Built in 2020

Essential Information

MLS® # 8214411



Price	\$925,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,221
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

View	City,Lady Bird Lake
Is Waterfront	Yes

Community Information

Address	44 East Ave 1607
Area	DT
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Available, High Speed Internet Available
Features	Barbecue, Clubhouse, Dog Park, Fitness Center, Internet Access, Pool, Concierge
Parking	Assigned, Covered, Guest
# of Garages	2

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Fireplaces	None

# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
Lot Description	None
Roof	See Remarks
Construction	Frame, Glass, Concrete
Foundation	See Remarks

School Information

District	Austin ISD
Elementary	Mathews
Middle	O Henry
High	Austin

Additional Information

Date Listed	June 20th, 2025
Days on Website	132
Days on Market	53
HOA Fees	898
HOA Fees Freq.	Monthly

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