

\$1,850,000 - 44 East Avenue 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

Community Information

Address	44 East Avenue 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, Bar/Lounge, Common Grounds/Area, Clubhouse, Conference/Meeting Room, Dog Park, Fitness Center, Gated, Internet Access, Pet Amenities, Property Manager On-Site, Pool, Planned Social Activities, Street Lights, Trails/Paths, Business Center, Concierge, Courtyard, Game Room, Package Service, Rooftop Lounge
Parking	Gated, Assigned, Covered, Deeded, Guest
Garage Spaces	2

View	City Lights, City, Park/Greenbelt, Panoramic, Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront
Has Pool	Yes

Interior

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

Exterior

Exterior Features	Balcony, Barbecue, Covered Courtyard, Outdoor Grill, Uncovered Courtyard, Dog Run
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 Market	43

Listing Details

Listing Office	Urbanspace
----------------	------------

Property Listed by: UrbanspaceListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of October 17th, 2025 at 4:00am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information.The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith

that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty. The 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 October 17th, 2025 at 4:00am CDT. 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 any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 17th, 2025 at 4:00am CDT