

\$1,595,000 - 44 East Avenue 4302, Austin

MLS® #2165146

\$1,595,000

2 Bedroom, 2.00 Bathroom, 1,411 sqft
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

Be the first to live in this never-occupied 2BR/2BA condo in one of downtown Austin's most coveted high-rises. One of just six units with this exact floorplan of the 309 residences in the building is positioned on the second-highest floor available for this layout. Enjoy unobstructed views of the city skyline and Lady Bird Lake through floor-to-ceiling windows that flood the space with natural light.

Upgrades to this specific unit include:

- Highly sought-after dramatic finish-out, striking black cabinetry and countertops
- Lutron, silent medium opacity shades and blackout shades
- Pre-wired surround sound
- Premium, unobstructed views of Lady Bird Lake from every room
- Completely private balcony with no adjacent neighboring balconies
- Google smart home tablet with front door security camera
- NEST thermostat with smartphone compatible remote operation
- Two premium parking spots just steps from the elevator
- EV parking capability available (please inquire!)
- Storage unit available (please inquire!)
- Custom Lutron lighting package
- Positioned on a premium high floor (43-48)
- Resort style building amenities include



cenote pool, fitness center, yoga studio, conference rooms, sky lounge, outdoor lounge with bbq and grill, great room with TV, caterers kitchen, family and game rooms, 2 guest suites, executive lounge, and more!
- Dog friendly building amenities include dog lounge and spa as well as an outdoor dog park

This is elevated, sophisticated city livingâ€”right in the heart of downtown Austin.

Built in 2022

Essential Information

MLS® #	2165146
Price	\$1,595,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,411
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	44 East Avenue 4302
Area	DT
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Available, Underground Utilities
Features	Business Center, Concierge, Common Grounds/Area,

Conference/Meeting Room, Deck/Porch, Dog Park, Fitness Center, Game Room, Internet Access, Lake, Property Manager On-Site, Pool, Street Lights, Sidewalks

Parking Assigned, Garage, Gated, Private, Secured, Side By Side, Electric Vehicle Charging Station(s), Guest

Garage Spaces 2

View City Lights, City, Hills, Lake, Water

Is Waterfront Yes

Waterfront Lake Front

Has Pool Yes

Interior

Interior Tile, Wood

Appliances Built-In Electric Oven, Built-In Refrigerator, Cooktop, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Ice Maker, Microwave, Freezer

Heating Central

of Stories 1

Stories One

Exterior

Exterior Features Balcony, Barbecue, Dog Run, Outdoor Grill

Lot Description None

Roof Membrane

Construction Glass, Concrete

Foundation Combination

School Information

District Austin ISD

Elementary Mathews

Middle O Henry

High Austin

Additional Information

Date Listed April 10th, 2025

Days on Market 188

Listing Details

Listing Office Compass RE Texas, LLC

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information submitted to the MLS GRID as of October 15th, 2025 at 4:15am. 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 15th, 2025 at 4:15am 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 15th, 2025 at 4:15am CDT