

# \$1,749,999 - 313 W 17th Street 1204, Austin

MLS® #3065375

**\$1,749,999**

2 Bedroom, 2.00 Bathroom, 1,583 sqft  
Residential on 0.00 Acres

Linden Condos, Austin, TX

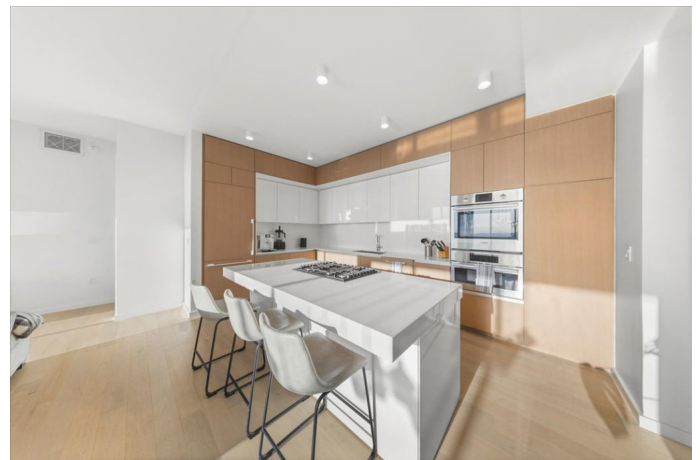
**SELLER INCENTIVE ALERT** – Secure a 5.25% rate for VA buyers or 5.99% for conventional buyers! Seller will contribute toward buyer discount points when using our preferred lender, making this one of the most attractive opportunities in Austin’s luxury condo market.

Welcome to Residence 1204 at The Linden – one of the most desirable floor plans in Austin’s newest architectural landmark. This 2-bedroom, 2-bathroom corner unit spans 1,583 sq. ft. and showcases sweeping floor-to-ceiling views of the UT Tower, DKR Stadium, and the Texas Hill Country.

From golden-hour sunsets to game-day energy, every angle captures Austin’s vibrant spirit. The open-concept design features wide-plank hardwood flooring, a chef’s kitchen with Bosch appliances, quartz island, and custom cabinetry – the perfect balance of style and function.

Step outside to your private terrace or retreat to a serene primary suite complete with automated shades, a spa-inspired bath, dual vanities, frameless glass shower, and a walk-in closet.

This residence includes two reserved parking spaces and a private on-site storage unit – a rare find downtown.



Residents enjoy access to premier amenities: lap and cold-plunge pools, fitness center, co-working lounge, dog park, secure garage, and 24-hour concierge service.

Located in Austin’s Arts District, just two blocks from UT and walking distance to the Capitol, museums, and the city’s top dining and cultural venues – Unit 1204 delivers an unmatched downtown lifestyle.

Built in 2021

**Essential Information**

MLS® #	3065375
Price	\$1,749,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,583
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Condominium
Status	Active

**Community Information**

Address	313 W 17th Street 1204
Area	DT
Subdivision	Linden Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

**Amenities**

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected
Features	Barbecue, Business Center, Concierge, Clubhouse, Community Mailbox,

	Conference/Meeting Room, Dog Park, Fitness Center, Game Room, Gated, Kitchen Facilities, Property Manager On-Site, Pool, Storage Facilities, Maintenance On-Site, Package Service
Parking	Assigned, Direct Access, Gated, Covered, Electric Vehicle Charging Station(s), Guest, Community Structure
Garage Spaces	2
View	City, Hills, Panoramic
Waterfront	None

## Interior

Interior	Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Cooktop, Washer/Dryer Stacked, Dishwasher, Disposal, Microwave
Heating	Central
# of Stories	1
Stories	One

## Exterior

Exterior Features	Barbecue, Dog Run, Gas Grill, Lighting, Outdoor Grill
Lot Description	Corner Lot
Roof	None
Construction	Frame, Glass, Concrete
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum

## Additional Information

Date Listed	October 10th, 2025
Days on Market	4

## Listing Details

Listing Office	Redbird Realty LLC
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