

\$945,000 - 809 E 44th Street, 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 – 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 Austin’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 bathroom—a perfect private retreat. The fully leased back unit generates steady rental income as well. It’s a turnkey opportunity to build your portfolio. Located on a quiet, walkable street, this property puts you just minutes from some of Austin’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! Don’t miss your chance to own a piece of Austin living with built-in cash flow—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

Community Information

Address	809 E 44th Street
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
View	None
Waterfront	None

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 Market	13

Listing Details

Listing Office	Coldwell Banker Realty
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