

\$699,000 - 2640 W 45th Street, Austin

MLS® #7079778

\$699,000

3 Bedroom, 2.00 Bathroom, 1,578 sqft
Residential on 0.20 Acres

Shoal Village Sec 02, Austin, TX

Welcome to 2640 W 45th Street â€” a charming single-story home nestled in the heart of Austinâ€™s beloved Rosedale neighborhood. Situated on a spacious corner lot, this 3-bedroom, 2-bathroom home effortlessly blends character, comfort, and convenience. Step inside to discover an inviting open layout, perfect for both everyday living and effortless entertaining. Refinished hardwood floors run throughout, complementing the updated kitchen and light-filled living spaces. The large primary suite is a true retreat, featuring a beamed ceiling, vintage fireplace, dramatic accent wall, a generous walk-in closet, and serene ambiance. The home has been freshened up with interior and exterior paint and new carpet in the primary suite. The expansive backyard and large covered patio invite you to enjoy outdoor dining, lounging, or hosting under the Texas sky. Located just moments from The Grove â€” a dynamic mixed-use development â€” as well as local restaurants, coffee shops, and scenic Shoal Creek. With easy access to MoPac, UT Austin, and downtown, you're never far from the best of what Austin has to offer.



Built in 1952

Essential Information

| | |
|--------|-----------|
| MLS® # | 7079778 |
| Price | \$699,000 |

| | |
|----------------|-------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,578 |
| Acres | 0.20 |
| Year Built | 1952 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 2640 W 45th Street |
| Area | 4 |
| Subdivision | Shoal Village Sec 02 |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78731 |

Amenities

| | |
|------------|---|
| Utilities | Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Features | None |
| Parking | Additional Parking, Driveway, Off Street |
| View | Neighborhood |
| Waterfront | None |

Interior

| | |
|--------------|---|
| Interior | Carpet, Tile, Wood |
| Appliances | Dryer, Dishwasher, Free-Standing Range, Disposal, Microwave, Oven, Refrigerator, Washer |
| Heating | Central |
| Fireplaces | None |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Corner Lot, Front Yard, Moderate Trees |

| | |
|--------------|-----------------------------|
| Roof | Metal |
| Construction | Brick, Masonry, Wood Siding |
| Foundation | Pillar/Post/Pier, Slab |

School Information

| | |
|------------|--------------------|
| District | Austin ISD |
| Elementary | Highland Park |
| Middle | Lamar (Austin ISD) |
| High | McCallum |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 6th, 2025 |
| Days on Market | 70 |

Listing Details

| | |
|----------------|-------------------|
| Listing Office | Bramlett Partners |
|----------------|-------------------|

Property Listed by: Bramlett Partners Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 15th, 2025 at 8:00am. 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 15th, 2025 at 8:00am 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 15th, 2025 at 8:00am CDT