

# \$925,000 - 44 East Avenue 1607, Austin

MLS® #8214411

**\$925,000**

2 Bedroom, 2.00 Bathroom, 1,221 sqft  
Residential on 0.00 Acres

44 East Ave Condos, Austin, TX

SELLER WILL BUY DOWN RATE TO 3.9% FOR QUALIFIED BUYERS! Experience elevated downtown living at 44 East Ave, one of Austin's most sought-after high-rise communities. This meticulously upgraded 2-bedroom, 2-bath residence showcases over \$50K in designer enhancements, from curated lighting and custom window treatments to elevated paint finishes, creating a refined and inviting atmosphere throughout. Floor-to-ceiling windows and lofty ceilings flood the open-concept living space with natural light, seamlessly connecting to a sleek, chef-inspired kitchen with quartz countertops, custom cabinetry, and high-end appliances. The spacious secondary bedroom includes a flexible nook perfect for a home office or workout space, while the primary suite offers panoramic city views, a spa-caliber bath, and a generous walk-in closet. Two reserved garage spaces come equipped with EV charging. Residents enjoy world-class amenities spanning 13,000+ sq ft, including a heated pool, fitness center, sky lounge, dog park, game room, and 24-hour concierge. Just steps from the Lady Bird Lake trail, Rainey Street, and minutes to I-35, this is urban Austin living at its finest.

Built in 2020

## Essential Information

MLS® # 8214411



Price	\$925,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,221
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Condominium
Status	Active

### Community Information

Address	44 East Avenue 1607
Area	DT
Subdivision	44 East Ave Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

### Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Available, High Speed Internet Available
Features	Barbecue, Clubhouse, Dog Park, Fitness Center, Internet Access, Pool, Concierge
Parking	Assigned, Covered, Guest
Garage Spaces	2
View	City
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

### Interior

Interior	Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Fireplaces	None
# of Stories	1

Stories                      One

**Exterior**

Exterior Features    Balcony  
Lot Description        None  
Roof                      See Remarks  
Construction          Frame, Glass, Concrete  
Foundation            See Remarks

**School Information**

District                  Austin ISD  
Elementary            Mathews  
Middle                   O Henry  
High                     Austin

**Additional Information**

Date Listed             June 20th, 2025  
Days on Market        116

**Listing Details**

Listing Office           Urbanspace

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