

CENTURY 21[®]

Judge Fite Company



44 EAST AVENUE UNIT 2607

AUSTIN, TX 78701



\$899,000



1,221 sqft



2 beds



2 baths

DESCRIPTION

Experience the best of downtown Austin living at 44 East Austin—where panoramic lake and skyline views, elevated design, and unbeatable walkability come together in one exceptional residence. This beautifully appointed 2-bedroom condo captures stunning east-facing sunrises over Lady Bird Lake and glowing sunsets over the downtown skyline to the northwest, all framed by dramatic floor-to-ceiling glass. Thoughtfully designed by Page Architects, the interiors feature sleek Italian cabinetry, quartz countertops, a gas cooktop, built-in Bosch appliances, and an instant hot water heater—bringing both luxury and everyday functionality together. The open-concept layout maximizes livability and views, creating a light-filled, modern living space that resonates with today's buyer. Located on the 7th floor, the residence includes two full-size parking spaces—a rare and valuable convenience in downtown Austin. Ideally situated just steps from the energy of Rainey Street Historic District—yet tucked away for a more private, residential feel—this location offers easy access via East Ave, avoiding Rainey congestion while remaining fully walkable to dining, nightlife, and the hike-and-bike trail. 44 East is known for its exceptional amenity package, including 24-hour concierge, resort-style pool, fitness center, yoga studio, co-working spaces, dog parks and pet spa, guest suites, and one of downtown's most coveted features—the 37th-floor Sky Lounge with breathtaking views of the lake and skyline. HOA dues cover nearly all utilities, with only electricity (approximately \$100/month) and WiFi excluded—offering simplified, low-maintenance living. Located in one of Austin's fastest-evolving districts, with transformative developments like Waterline Austin underway nearby, this is a rare opportunity to own in a premier waterfront building at a compelling price point—positioned for both lifestyle and long-term value.

PROPERTY TYPE: Residential - Condominium
MLS STATUS: Active
MLS: 1676593
YEAR BUILT: 2019
COUNTY: Travis
TRACT OR SUBDIVISION: 44 East Ave Condos
LIST DATE: 04/12/2026

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800.451.8055

AREA: DT
SQUARE FEET: 1,221
TOTAL BEDS: 2
FULL BATHS: 2
HALF BATHS: 0
ACRES: 0
LOT SIZE (SQFT): 95

INTERIOR FEATURES

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- ConvectionOven
- Dryer
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- StainlessSteelAppliances
- VentedExhaustFan
- Washer

EXTERIOR FEATURES

PARKING:

- Assigned
- Garage
- Guest

LOT DESCRIPTION:

- Alley
- BacksToGreenbeltPark
- Landscaped
- NativePlants
- TreesLargeSize
- Views

ROOF TYPE:

- SeeRemarks

YARD/GROUNDS:

- Balcony

SIDING:

- Glass
- Concrete

POOL TYPE:

- None
- Community

FOUNDATION:

- Combination

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- NaturalGasConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DoubleVanity
- KitchenIsland
- NoInteriorSteps
- OpenFloorplan
- QuartzCounters
- WalkInClosets

COMMUNITY:

- Barbecue
- BarLounge
- BicycleStorage
- Concierge
- CommunityMailbox
- DogPark
- FitnessCenter
- KitchenFacilities
- PetAmenities
- Pool
- Curbs

LISTED BY: Heather Hudson

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BROKERED BY: Compass RE Texas, LLC