

# CENTURY 21

Judge Fite Company



## 44 EAST AVENUE UNIT 2907

AUSTIN, TX 78701



\$950,000



1,221 sqft



2 beds



2 baths

---

## DESCRIPTION

Perched on the 29th floor of one of Austin's most architecturally distinct towers, this two-bedroom residence at 44 East Ave delivers something increasingly rare in the urban core: genuine peace and quiet paired with striking views. Floor-to-ceiling windows frame sweeping views of Lady Bird Lake and the iconic downtown Austin skyline, pulling every bit of that panorama into the daily living experience. Electric shades were installed throughout in January 2024 and surround sound runs the full unit. White oak engineered hardwood runs continuously throughout, playing beautifully with the glass-inspired architecture. The kitchen is built for a chef, featuring Bosch appliances including a gas range, convection oven, built-in refrigerator, dishwasher and microwave, all framed by generous cabinetry and a large walk-in pantry that most downtown condos don't offer. A breakfast bar extends the prep and gathering space naturally. The primary suite features dual vanities, a soaking tub, a walk-in shower, and a custom closet with built-in shelving and drawers. Two assigned garage parking spaces are included, a genuine luxury in this zip code. The building's amenities include a heated pool with grilling stations, fitness center, yoga studio, club and game room with shuffleboard and foosball, plus a dog park and dog wash. On floor 37, the rooftop lounge offers wraparound views of Lady Bird Lake and the full downtown skyline. Concierge service handles dry cleaning, grocery storage, and package receiving, with guest suites available for visitors. Step outside and you're directly on the Lady Bird Lake Hike and Bike Trail, one of the most beloved urban greenways in the country. This is Austin at its most livable: vibrant, connected, and peaceful twenty-nine floors above it all.

**PROPERTY TYPE:** Residential - Condominium  
**MLS STATUS:** Active  
**MLS:** 4416571  
**YEAR BUILT:** 2022  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** 44 East Ave Condo  
**LIST DATE:** 03/20/2026

**CENTURY 21**

Judge Fite Company

**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:

- BuiltInRefrigerator
- ConvectionOven
- Dryer
- Dishwasher
- ExhaustFan
- Disposal
- GasRange
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Attached
- Gated
- Private
- Covered
- Guest

### LOT DESCRIPTION:

- CornerLot

### ROOF TYPE:

- Concrete

### YARD/GROUNDS:

- Balcony
- DogRun
- GasGrill
- OutdoorGrill

### SIDING:

- Glass
- Concrete

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Permanent

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableConnected
- ElectricityConnected
- FiberOpticAvailable
- NaturalGasConnected
- SewerConnected
- WaterConnected

---

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BreakfastBar
- BuiltInFeatures
- EntranceFoyer
- EatInKitchen
- HighCeilings
- KitchenIsland
- MainLevelPrimary
- OpenFloorplan
- Pantry
- QuartzCounters
- Storage
- WalkInClosets
- HighSpeedInternet

### COMMUNITY:

- Barbecue
- BusinessCenter
- BarLounge
- BicycleStorage
- Concierge
- CommonGroundsArea
- Clubhouse
- Courtyard
- ConferenceMeetingRoom
- DogPark
- FitnessCenter
- GameRoom
- Gated
- InternetAccess
- LaundryService
- PetAmenities
- PackageService
- Park
- Pool
- RooftopLounge
- TrailsPaths

---

**LISTED BY:** Meryl Hawk

**PHONE:** 512.937.7056

**BROKERED BY:** Coldwell Banker Realty