

CENTURY 21[®]

Judge Fite Company



44 EAST AVENUE UNIT 2610

AUSTIN, TX 78701



\$1,059,000



1,260 sqft



2 beds



2 baths

DESCRIPTION

Residence 2610 at 44 East delivers some of the most breathtaking, unobstructed views in all of Austin—stretching from sunrise over Lady Bird Lake to the glowing city skyline at sunset. Positioned high above the city, this residence offers a rare opportunity to experience premier downtown living at an approachable price point. Located in the heart of the vibrant and rapidly evolving Rainey Street District, the energy continues to build with new dining concepts, nightlife, and luxury developments emerging each week. With the highly anticipated Waterline and One Hotel on the horizon, this pocket of downtown is quickly becoming one of the most desirable destinations for both homeowners and investors alike. Just steps from the Rainey Street trailhead and Lady Bird Lake, this location offers seamless access to Austin's outdoor lifestyle—whether you're walking the trail, training for the Austin Marathon, or simply enjoying the natural beauty that defines the city. The nearby dog park and pet-friendly environment make this an ideal setting for dog lovers who want both convenience and connection to the outdoors. Walkability is unmatched, with some of Austin's best dining, entertainment, and cultural experiences right outside your door. 44 East is known for its strong sense of community and premier condominium living—residents rarely leave, and for good reason. This is a place where lifestyle, convenience, and connection come together effortlessly.

PROPERTY TYPE: Residential - Condominium

MLS STATUS: Active

MLS: 6405164

YEAR BUILT: 2019

COUNTY: Travis

TRACT OR SUBDIVIION: 44 East Ave. Condominiums

LIST DATE: 03/19/2026

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800.451.8055

AREA: DT

SQUARE FEET: 1,260

TOTAL BEDS: 2

FULL BATHS: 2

HALF BATHS: 0

ACRES: 0

LOT SIZE (SQFT): 100

INTERIOR FEATURES

FLOOR COVERINGS:

- Wood

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- Dishwasher
- Disposal
- Microwave
- Oven
- Range
- RangeHood

EXTERIOR FEATURES

PARKING:

- Assigned
- Garage
- Covered
- Guest

LOT DESCRIPTION:

- SeeRemarks

ROOF TYPE:

- SeeRemarks

YARD/GROUNDS:

- SeeRemarks

SIDING:

- Glass
- Concrete

POOL TYPE:

- None
- Community

FOUNDATION:

- Combination

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
 - NaturalGasConnected
 - SewerConnected
 - WaterConnected
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- OpenFloorplan
- WalkInClosets

COMMUNITY:

- Barbecue
 - BusinessCenter
 - BarLounge
 - BicycleStorage
 - Concierge
 - CommunityMailbox
 - ConferenceMeetingRoom
 - DogPark
 - FitnessCenter
 - KitchenFacilities
 - PetAmenities
 - Pool
 - TrailsPaths
-

LISTED BY: Mary Anne McMahon

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BROKERED BY: Christie's Int'l Real Estate