

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 44 EAST AVENUE UNIT 1210

AUSTIN, TX 78701



\$875,000



1,230 sqft



2 beds



2 baths

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## DESCRIPTION

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 corner residence features floor-to-ceiling windows and lofty ceilings that flood the open-concept living space with natural light, showcasing panoramic views of Lady Bird Lake. A private balcony offers breathtaking 180-degree city and lake views. The sleek, chef-inspired kitchen is appointed with quartz countertops, custom cabinetry, and high-end appliances—perfect for both everyday living and entertaining. The primary suite enjoys stunning Lady Bird Lake views, a spa-caliber bath, and a generous walk-in closet. A washer and dryer convey with the sale, and the property also includes two side-by-side reserved garage spaces. Residents enjoy over 13,000 square feet of resort-style amenities, including a cenote-style heated pool, state-of-the-art fitness center, yoga studio, sky lounge, executive and conference rooms, a great room with catering kitchen, family and game rooms, guest suites, outdoor lounges with BBQ grills, and 24-hour concierge service. Pet-friendly amenities include a dog lounge, spa, and outdoor dog park. Located just steps from the Lady Bird Lake Trail and Rainey Street, with quick access to I-35, this residence offers sophisticated urban living in the heart of downtown Austin.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Active

**MLS:** 8076573

**YEAR BUILT:** 2022

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** 44 East Ave

**LIST DATE:** 02/12/2026

**CENTURY 21**

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**800.451.8055**

**AREA:** DT

**SQUARE FEET:** 1,230

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:**

**LOT SIZE (SQFT):**

## INTERIOR FEATURES

### FIREPLACE:

- None

### FLOOR COVERINGS:

- Tile
- Wood

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Assigned
- Guest

### LOT DESCRIPTION:

- None

### ROOF TYPE:

- SeeRemarks

### YARD/GROUNDS:

- Balcony

### SIDING:

- Concrete

### POOL TYPE:

- None
- Community

### FOUNDATION:

- SeeRemarks

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- HighSpeedInternetAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- HighCeilings
- MainLevelPrimary
- NoInteriorSteps
- Pantry
- QuartzCounters
- WalkInClosets

### COMMUNITY:

- Concierge
  - DogPark
  - FitnessCenter
  - Pool
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**LISTED BY:** Bobby Mathew

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**BROKERED BY:** Trusted Realty