

CENTURY 21[®]

Judge Fite Company



44 EAST AVENUE UNIT 1607

AUSTIN, TX 78701



\$899,000



1,221 sqft



2 beds



2 baths

DESCRIPTION

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.

PROPERTY TYPE: Residential - Condominium

MLS STATUS: Active

MLS: 9291538

YEAR BUILT: 2020

COUNTY: Travis

TRACT OR SUBDIVIION: 44 East Ave Condos

LIST DATE: 01/07/2026

CENTURY 21

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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): 87

INTERIOR FEATURES

FIREPLACE:

- None

FLOOR COVERINGS:

- Tile
- Wood

APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Oven
- Refrigerator
- StainlessSteelAppliances

EXTERIOR FEATURES

PARKING:

- Assigned
- Covered
- Guest

LOT DESCRIPTION:

- None

ROOF TYPE:

- SeeRemarks

YARD/GROUNDS:

- Balcony

SIDING:

- Frame
- Glass
- Concrete

POOL TYPE:

- InGround
- Community

FOUNDATION:

- SeeRemarks

FENCING:

- None

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- CableAvailable
- ElectricityAvailable
- HighSpeedInternetAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BreakfastBar
- CeilingFans
- GraniteCounters
- HighCeilings
- MainLevelPrimary
- OpenFloorplan
- Pantry
- RecessedLighting
- WiredForData
- WalkInClosets
- HighSpeedInternet

COMMUNITY:

- Barbecue
 - Concierge
 - Clubhouse
 - DogPark
 - FitnessCenter
 - InternetAccess
 - Pool
-

LISTED BY: Casey Legg

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BROKERED BY: Urbanspace