

\$1,674,900 - 313 W 17th Street 1204, Austin

MLS® #3065375

\$1,674,900

2 Bedroom, 2.00 Bathroom, 1,583 sqft

Residential on 0.00 Acres

Linden Condos, Austin, TX

Now presented at \$888,888 - Residence 1204 at The Linden delivers exceptional value in one of downtown Austin's newest luxury towers, further enhanced by the seller covering the first six months of HOA dues. The refreshed offering is designed to attract strong buyer engagement and welcomes interest aligned with today's market. This 1,583 sq. ft. corner home features two bedrooms and two bathrooms with floor-to-ceiling views of the UT Tower, DKR Stadium, and the Texas Hill Country, bringing Austin's skyline and energy directly into your living space. The open-concept layout includes wide-plank hardwood floors and a chef-inspired kitchen with Bosch appliances, all of which convey with the sale. A quartz island, custom cabinetry, and refined finishes create a clean blend of function and modern style, while the living area opens to a private terrace overlooking the city.

The primary suite offers a peaceful retreat with automated power shades in both the bedroom and spa-style bathroom, along with dual vanities, a frameless glass shower, and a generous walk-in closet. The secondary bedroom provides ideal flexibility for guests, a home office, or additional living space. Added conveniences include two reserved parking spaces in the secure garage and a private on-site storage unit—rare advantages in the downtown market.



Residents enjoy access to premium amenities such as a lap pool, cold-plunge pool, fitness center, co-working lounge, dog park, secure garage, and 24-hour concierge. Situated in Austin’s Arts District just two blocks from UT and moments from the Capitol, museums, dining, and cultural venues, Residence 1204 combines a refreshed price point, valuable incentives, and a highly walkable location to create one of the strongest opportunities in Austin’s urban luxury landscape.

Built in 2021

Essential Information

MLS® #	3065375
Price	\$1,674,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,583
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	313 W 17th Street 1204
Area	DT
Subdivision	Linden Condos
City	Austin
County	Travis
State	TX
Zip Code	78701

Amenities

Amenities	Concierge
Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Water Connected

Features	Barbecue, Business Center, Conference/Meeting Room, Facilities, Property Manager On-Site, Package Service, Storage
Parking	Assigned, Gated, Covered, Covered Electric Vehicle Charging Station
Garage Spaces	2
View	City, Hills, Panoramic
Waterfront	None



Interior

Interior	Wood
Appliances	Built-In Electric Oven, Built-In Refrigerator, Cooktop, Washer/Dryer Stacked, Dishwasher, Disposal, Microwave
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Gas Grill, Lighting, Dog Run, Outdoor Grill
Lot Description	Corner Lot
Roof	None
Construction	Frame, Glass, Concrete
Foundation	Slab

School Information

District	Austin ISD
Elementary	Lee
Middle	Kealing
High	McCallum

Additional Information

Date Listed	October 10th, 2025
Days on Market	42

Listing Details

Listing Office	Redbird Realty LLC
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