\$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 unitâ€"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, St

Parking Assigned, Gated, Covered, (

Electric Vehicle Charging Sta

Garage Spaces 2

View City, Hills, Panoramic

Waterfront None



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

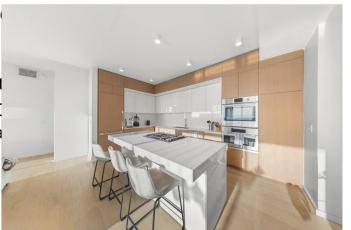
Date Listed October 10th, 2025

Days on Market 42

Listing Details

Listing Office Redbird Realty LLC

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