

\$2,699,000 - 407 Almarion Drive, Austin

MLS® #3223287

\$2,699,000

3 Bedroom, 3.00 Bathroom, 2,713 sqft

Residential on 0.46 Acres

Kylar & Smith Sub, Austin, TX

A Rare Midcentury Modern Gem with Downtown Views. Originally designed in 1951 by Austin architect Thomas Shefelman, this California-style midcentury modern home in Rollingwood has been thoughtfully remodeled and expanded by Nix Group Architects. Located just minutes from downtown and walkable to Zilker Park and the Lady Bird Lake Hike & Bike Trail, it offers timeless design and a view of the Austin skyline through floor-to-ceiling living room windows. The light-filled living area is complete with cork flooring, operable high-low windows, and a suspended fireplace. The kitchen was completely rebuilt with a raised sloped ceiling, clerestory windows, and a reconfigured north wall with new counter-height windows. Though modernized, the original stainless steel sink was restored and reused. Remodeled in 2012 by the current owners, interior updates at the time included remodeled baths, hallway, utility room, and a redesigned HVAC. A workroom was added to the carport, and a standing seam metal roof replaced the original membrane. A backyard deck and entry walkscape enhance the outdoor spaces. This home is a true architectural treasure—restored with care and designed for modern living. In the highly sought after Eanes ISD and one of the best locations within Rollingwood!

Built in 1951



Essential Information

MLS® #	3223287
Price	\$2,699,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,713
Acres	0.46
Year Built	1951
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	407 Almarion Drive
Area	8E
Subdivision	Kylar & Smith Sub
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected
Features	Curbs, Park, Playground
Parking	Attached Carport, Circular Driveway, Covered, Driveway
View	City Lights, City
Waterfront	None

Interior

Interior	Carpet Free, Tile, Cork
Appliances	Cooktop, Dishwasher, Gas Cooktop, Disposal, Oven
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Lighting, Rain Gutters
Lot Description	Corner Lot
Roof	Mixed
Construction	Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	July 10th, 2025
Days on Market	125

Listing Details

Listing Office	Resident Realty, LTD.
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