

# Arbour Lake Townhomes

*Efficiency, Sustainability and Modern Living*



**VIVA HOMES™**  
BY **ATCO**

## Prime Investment Opportunity

160 Arbour Wood Mews NW, Calgary, AB T3G 4B5 | Modular Townhouse Rental Project

Viva Homes: Arbour Lake — A thoughtfully designed multi-unit development offering 16 three-bedroom townhomes, 16 one-bedroom suites, ample parking, and secure bike and stroller storage units

## The Opportunity

The Arbour Lake development by Viva Homes, a new venture by ATCO Land and Development, represents a unique investment opportunity in one of northwest Calgary's most desirable communities. This project comprises 32 residential units—16 three-bedroom townhomes and 16 one-bedroom suites—designed with modern layouts and built using ATCO's advanced modular construction process. This innovative approach delivers record-speed timelines, cost-competitive pricing, and superior quality control, reducing development risk and enabling faster revenue realization. More than a housing project, Viva Homes reflects ATCO's commitment to sustainability and community while addressing the growing national need for attainable housing. As a turnkey opportunity for investors, this development offers strong appeal for families and professionals alike, supported by very close proximity to schools, retail, and transit. With construction already underway, investors can leverage ATCO's proven expertise and strategic vision to participate in a scalable, future-focused housing initiative.



### BENEFITS OF MODULAR CONSTRUCTION



#### Quality

Each module is manufactured indoors under strict, climate-controlled conditions, resulting in quality control, quality assurance, improved safety and higher energy efficiency compared to conventional on-site construction.



#### Speed of Delivery

Homes can be built faster than those constructed on-site. Streamlined and efficient manufacturing occurs simultaneously with site preparation.



#### Standardization

Repeatability and consistency are key to delivering homes faster and more efficiently, making an impact on Canada's housing crisis.

**FOR SALE**

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## Key Details

160 Arbour Wood Mews NW, Calgary, AB T3G 4B5

### Stats



#### RESIDENTIAL UNITS

16 3BR townhomes  
16 1BR suites



#### ON-SITE PARKING

36 vehicle parking stalls



#### ON-SITE STORAGE

16 secure bike/scooter/  
stroller storage units



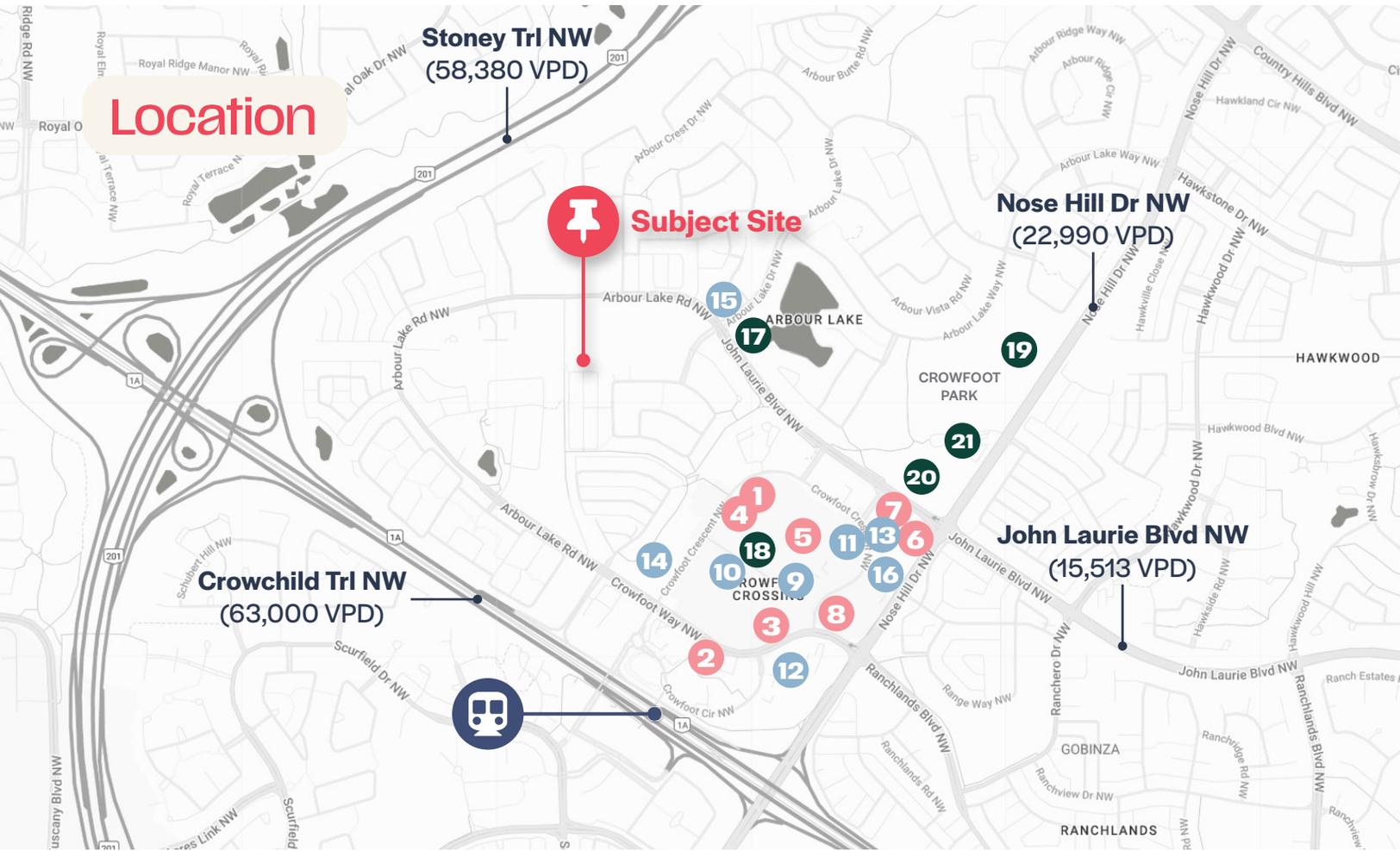
#### CONSTRUCTION

Started summer of 2025

PROJECT NAME	Viva Homes – Arbour Lake Development
COMMUNITY	Arbour Lake
SITE AREA	±0.63 Acres
TOTAL # OF UNITS	32
TOWNHOMES	16 three-bedroom units (±900 SF)
SUITES	16 one-bedroom units (±450 SF)
DESIGN	Multi-residential townhouse development with modern layouts and efficient use of space
AMENITIES	Waste / recycling enclosures, landscaped pedestrian pathways, Canada Post kiosk
PARKING	36 surface parking stalls
STORAGE	16 secure units for bikes / scooters / strollers
CONSTRUCTION START	Summer 2025
PROJECTED OCCUPANCY	March 2026
PROJECTED RENT 1BR	\$1,500 / month
PROJECTED RENT 3BR	\$2,000 / month
PROJECTED EGR	\$681,522
PROJECTED NOI	\$512,666
SALE PRICE	\$11,500,000

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## Restaurants

1. Cactus Club
2. Tim Hortons
3. Joey's
4. The Keg
5. Panago Pizza
6. Takumi Sushi
7. Avesta Shawarma
8. Starbucks

## Shopping

9. Safeway
10. Rona
11. Shoppers Drugmart
12. Calgary Co-op
13. M&M Food Market
14. Community Natural Foods
15. Amaranth Whole Foods
16. Crowfoot Wine & Spirits

## Lifestyle & Recreation

17. Arbour Lake Residents Association
18. Cineplex Odeon Crowfoot Crossing
19. Crowfoot NWLL Baseball Park
20. Melcor YMCA at Crowfoot
21. Calgary Public Library - Crowfoot

## Demographics



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## Community Overview

Nestled in Calgary's established northwest quadrant, Arbour Lake is widely recognized as one of Calgary's most desirable suburban communities, offering a rare combination of natural beauty, family-friendly amenities, and convenient access to major employment and retail nodes. The community is anchored by a private, swimmable lake, providing year-round recreation and a true sense of neighborhood identity.

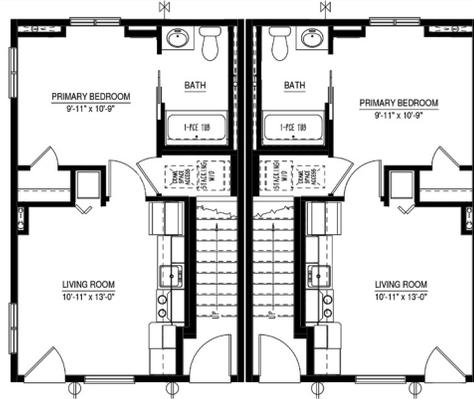
## Location & Accessibility

The subject property at 160 Arbour Wood Mews NW benefits from excellent connectivity and visibility within this residential area. Located just minutes from Crowchild Trail NW, Stoney Trail NW, and the Crowfoot LRT Station, residents enjoy seamless access to all quadrants of the city. Daily conveniences are easily met through nearby retail centers including Crowfoot Crossing, which features grocery stores, restaurants, fitness centers, medical services, and entertainment options.

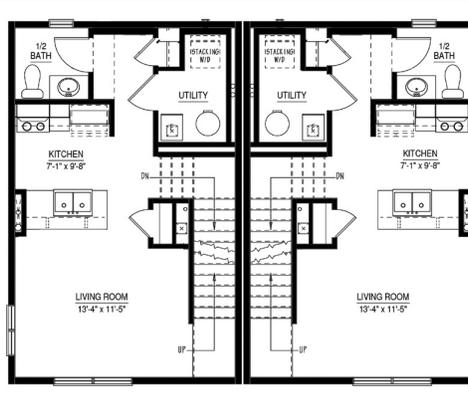


# Floor Plans

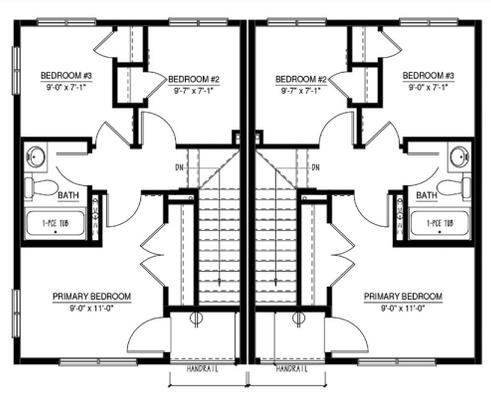
**MAIN FLOOR**  
(1 Bedroom)



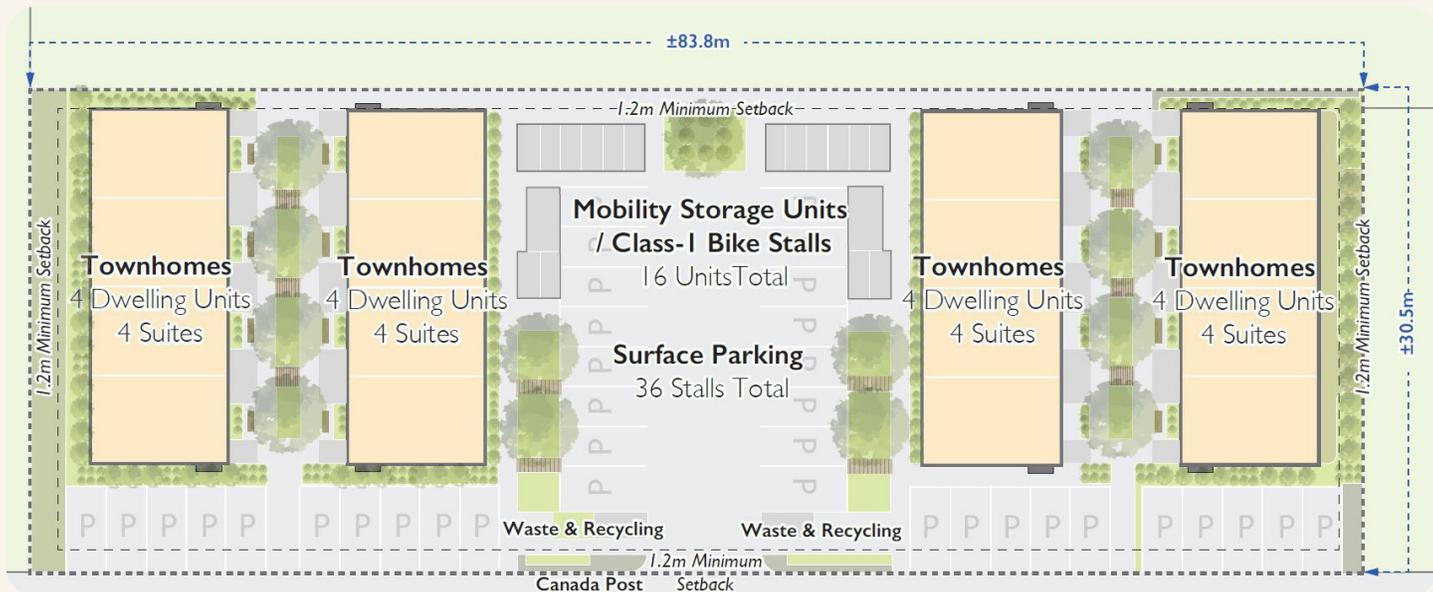
**SECOND FLOOR**  
(3 Bedroom)



**THIRD FLOOR**  
(3 Bedroom)



# Site Plan





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