

# 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.



## Key Details

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

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

\* Contact the brokers to get your Confidentiality Agreement and shared folder access

### 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

### 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

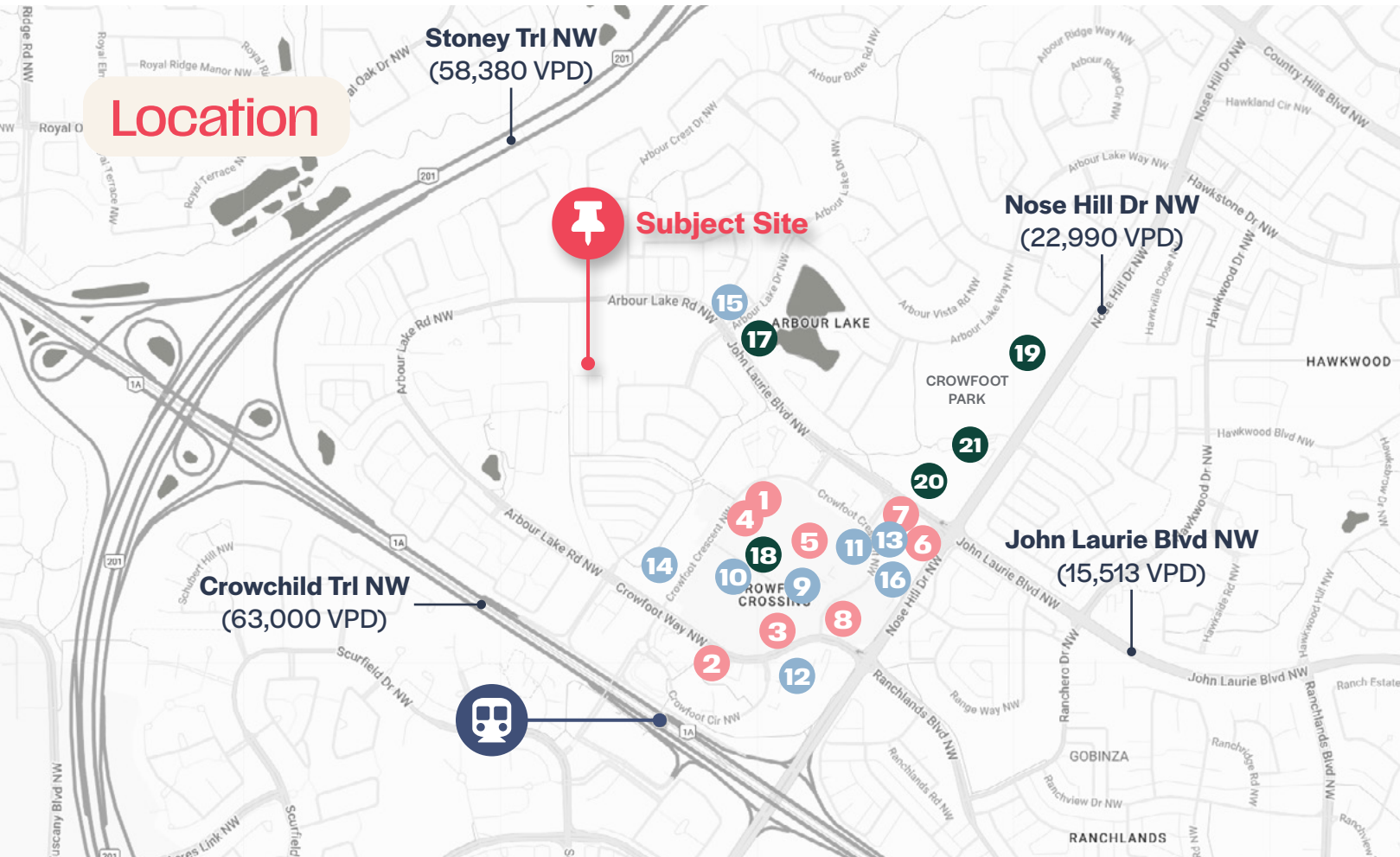
Homes can be built faster than those constructed on-site. Streamlined and efficient manufacturing occurs simultaneously with site preparation.



#### Standardization

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





## 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.

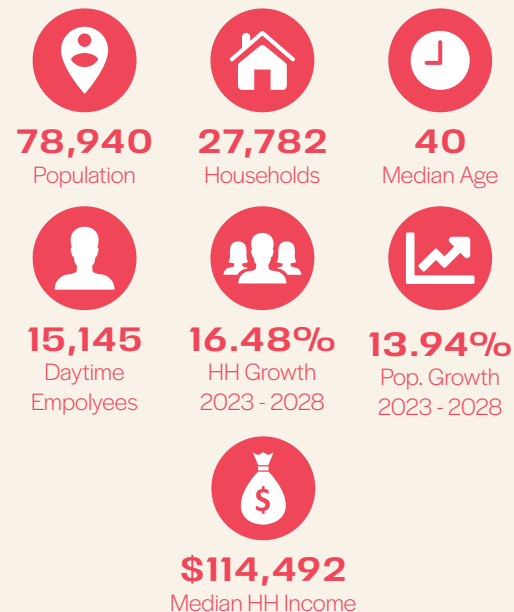
### Restaurants Shopping

- |                    |                             |
|--------------------|-----------------------------|
| 1. Cactus Club     | 9. Safeway                  |
| 2. Tim Hortons     | 10. Rona                    |
| 3. Joey's          | 11. Shoppers Drugmart       |
| 4. The Keg         | 12. Calgary Co-op           |
| 5. Panago Pizza    | 13. M&M Food Market         |
| 6. Takumi Sushi    | 14. Community Natural Foods |
| 7. Avesta Shawarma | 15. Amaranth Whole Foods    |
| 8. Starbucks       | 16. Crowfoot Wine & Spirits |

### Lifestyle & Recreation

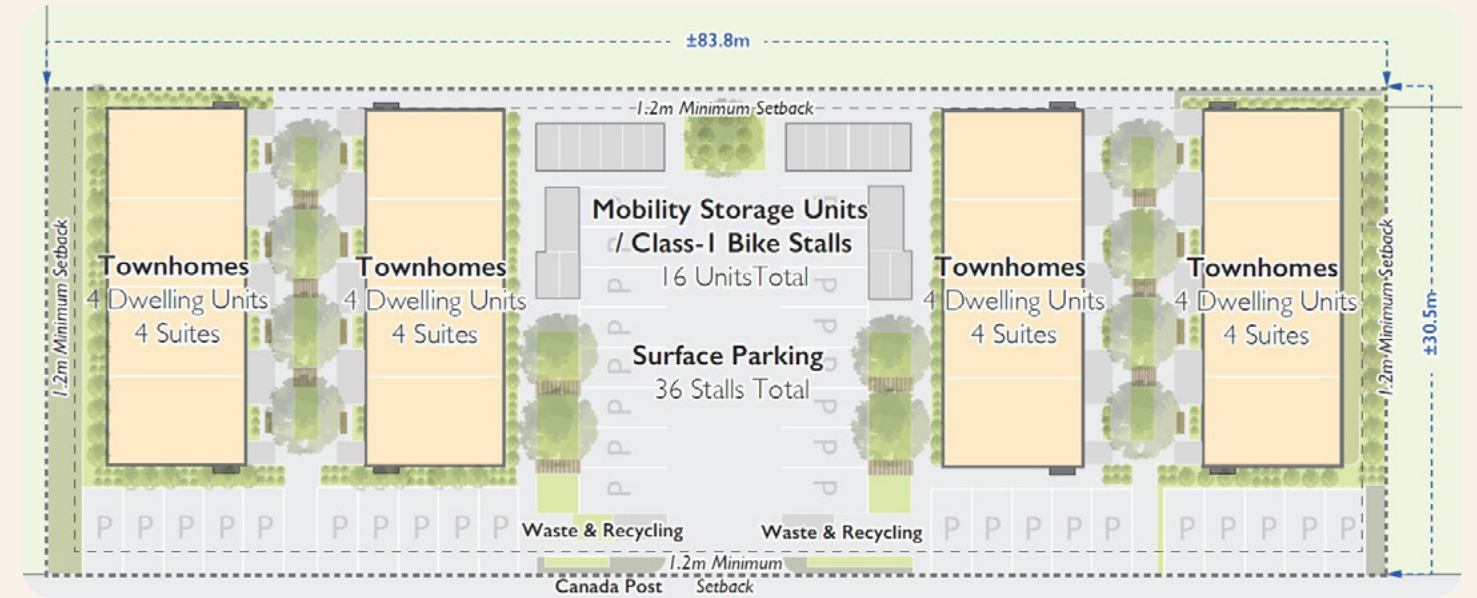
- Arbour Lake Residents Association
- Cineplex Odeon Crowfoot Crossing
- Crowfoot NWLL Baseball Park
- Melcor YMCA at Crowfoot
- Calgary Public Library - Crowfoot

### Demographics



## Floor Plans

## Site Plan





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